PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 31970)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 84500.00

Dawn M. Traynor
Affiant

Sworn and subscribed before me this 19th day of June, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Dawn M. Traynor
7129 Bay Cove Trail
Nashville, Tennessee 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
CTX Mortgage Company
P. O. Box 19000
Dallas, Texas 75219-9000

MAP-PARCEL NUMBERS
141-12-B-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David R. Shearin and spouse, Elaine M. Shearin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dawn M. Traynor, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 95 on the plan of Phase 2, Southampton, of record in Book 5200, page 595 and amended in Book 6150, page 298, Register's Office for said County.

SAID Lot No. 95 fronts 100.00 feet on the northerly margin of Bay Cove Trail and extends back 150 feet on the easterly line and 150 feet on the westerly line to a dead line in the rear, measuring 51.16 feet thereon.

BEING the same property conveyed to David R. Shearin and wife, Elaine M. Shearin by deed from Johnnie E. Anderson and wife, LeaAnn Anderson, of record in Book 7395, page 620, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6120, Page 430, Book 6189, page 940 and Book 6355, page 517, said Register's Office, and to the matters set forth in the referenced Plan of record.

22199

IDENTIF. TREFERENCE

JUN 24 3 11 PM '92

DAVIDSON COUNTY TN.

4499 06/24 0101 03CHECK 319.65

This is improved property, known as: 7129 Bay Cove Trail, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of June, 1992.

David R. Shearin
David R. Shearin

Elaine M. Shearin
Elaine M. Shearin

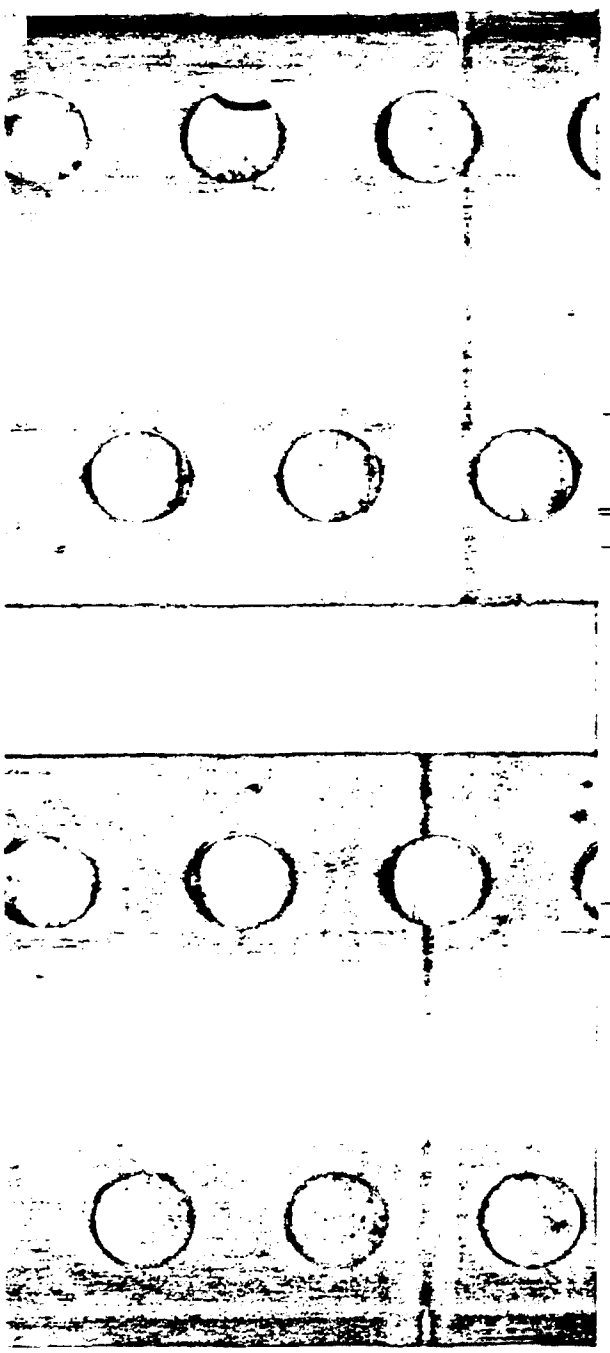
State of Tennessee
County of Davidson

On this 19th day of June, 1992, before me the undersigned authority, personally appeared David R. Shearin and Elaine M. Shearin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8659 PAGE 747

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	84500.00
			CON TX	312.65
			PRFEE	1.00
			WDEED	6.00
			TOTAL	319.65
			CHECK	319.65

06/24/92 01 15:10 0001 4499

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22199

IDENTIF. REFERENCE

JUN 24 3 11 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 544209