File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,969.41

x Mary D. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF July, 1992

Notary Public

MY COMMISSION EXPIRES March 28, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary D. Allen (NAME)	American Home Funding (NAME)	MAP 58-11
140 Hodge Court (STREET ADDRESS OR ROUTE NUMBER)	3855 Gaskins Road (STREET ADDRESS)	PARCEL 117
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23233 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Chester L. Ewing, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary D. Allen, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 157 on the Plan of Section 2, Royal Hills, of record in Book 4660, page 122, Register's Office for said County.

Said Lot No. 157 fronts 45.0 feet on the southeasterly margin of Hodge Court and extends back 160.74 feet on the northerly line and 141.44 feet on the southwesterly line to a broken line in the rear measuring 178.71 feet thereon.

BEING the same property conveyed to Chester L. Ewing, unmarried by deed from James E. Kizer and wife, Vernice B. Kizer, filed of record in Book 7353, page 141, Register's Office for Davidson County, Tennessee.

THIS property is conveyed subject to a Deed of Trust against same made by James Larry Smith and wife, Carol J. Smith, dated August 16, 1978, in the amount of $46,500.00, and recorded in Book 5326, page 850, Register's Office for Davidson County, Tennessee. The Grantee agrees to assume and pay the obligation of James Larry Smith under the terms of the instruments creating the loan to indemnify the U. S. Department of Veterans Affiars to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This conveyance is subject to a Deed of Trust filed of record in Book 8308, page 317, Register's Office for said County.

unimproved ( ) This is improved (x) property, known as 140 Hodge Court, Nashville, TN 37218
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of July, 1992

Chester L. Ewing Chester L Ewing

Chester L. Ewing

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Chester L. Ewing

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 19 92.

Commission expires March 25, 1995

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Chester L. Ewing

TO
Mary D. Allen

Return to:

PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

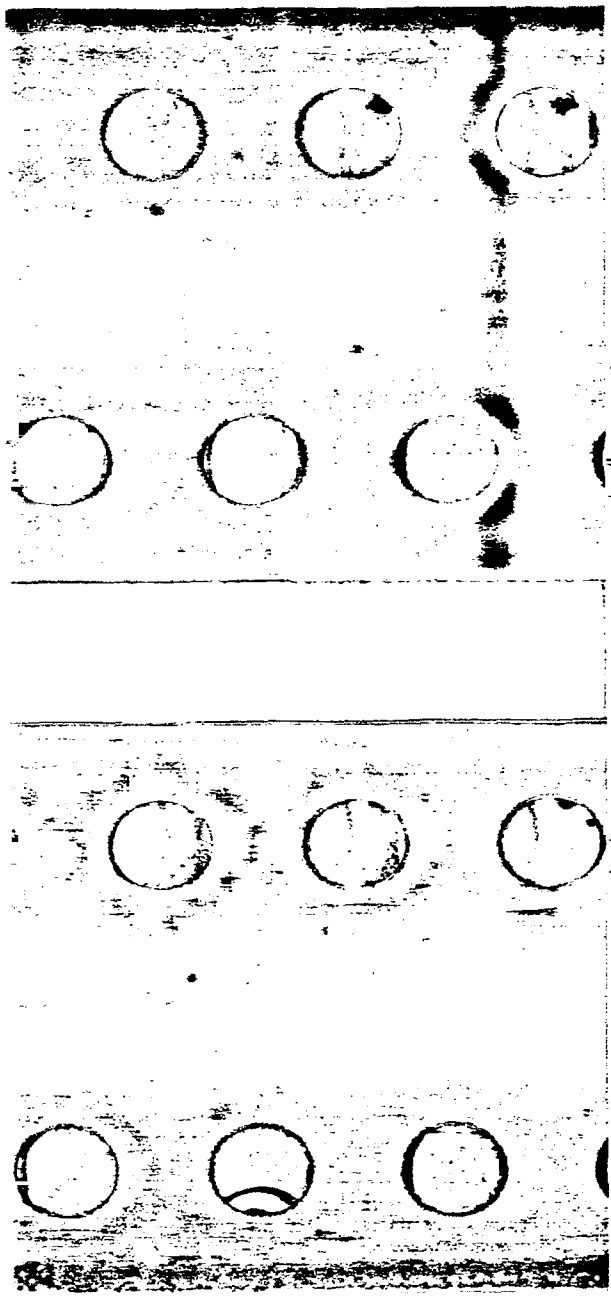
IDENTIF. TREFERENCE

25510

JUL 7 10 51 AM '92

FELIX Z. WILSON III-CLERK
DAVIDSON COUNTY TN.

3120 07/07 02:01 03CHECK 205.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	52969.41
CON TX	196.10
PRFEE	1.00
WDEED	8.00
TOTAL	205.10
CHECK	205.10

07/07/92 01 10:51 0001 3190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25510

IDENTIF. REFERENCE

JUL 7 10 51 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 547967