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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,716.65

Vivian S. Stringer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December 92

Notary Public

MY COMMISSION EXPIRES May 25, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip D. Stringer (NAME)	America's Mortgage Servicing (NAME)	MAP 148-15 #80
521 Danley Court (ADDRESS)	P.O. Box 9411 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Gaithersburg, Maryland 20898 (CITY) (STATE) (ZIP)	

FOR AND 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, Elmer E. Twilley and wife, Barbara Twilley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip D. Stringer and wife, Vivian S. Stringer

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. 36 on the Plan of Haywood Hills, Section 1, as of record in Plat Book 4460, page 156, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elmer E. Twilley, married, by deed from Kenneth D. Hedgepath and wife, Donna L. Hedgepath, of record in Book 8776, page 1, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7935, page 104 and assigned in Book 8026, page 97, Register's Office for said County, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

It is also understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a second mortgage Deed of Trust of record in Book 8776, page 4, Register's Office for said County.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 521 Danley Court, Antioch, TN 37013
(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 our hand s this 14th day of December, 19 92

Elmer E. Twilley By Martha B. Cummings attyin fact
Elmer E. Twilley

Phillip D. Stringer
Phillip D. Stringer

Barbara Twilley By Martha B. Cummings attyin fact
Barbara Twilley

Vivian S. Stringer
Vivian S. Stringer

DCTN01W 12/88 First Data Systems, Inc 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elmer E. Twilley and wife, Barbara Twilley

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of December 19 92.

Commission expires May 25, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 1992, before me personally appeared Phillip D. Stringer and wife, Vivian S. Stringer, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.
Witness my hand and official seal.

My Commission Expires: May 25, 1996

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 1992, before me personally appeared Martin B. Cummings, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elmer E. Twilley and Barbara Twilley, and acknowledged that he executed the same as the free act and deed of said Elmer E. Twilley and Barbara Twilley

My Commission Expires: May 25, 1996

NOTARY PUBLIC

7.53119

IDENTIFICATION REFERENCE

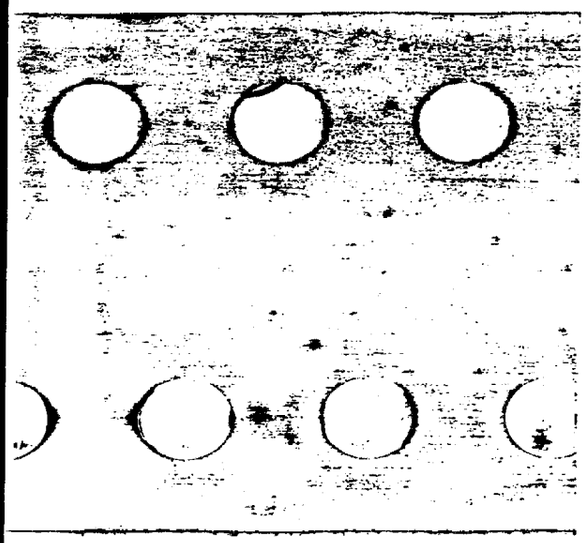
WARRANTY DEED

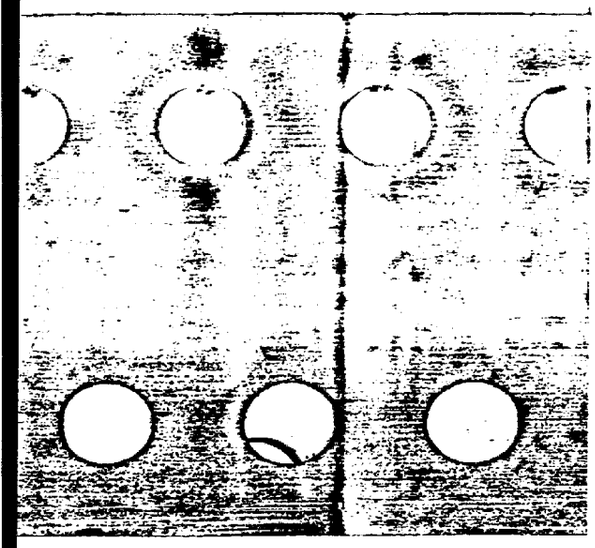
FROM DEC 18 3 25 PM '92 Elmer E. Twilley and wife, Barbara Twilley DAVIDSON COUNTY, TN

TO Phillip D. Stringer and wife, Vivian S. Stringer

RETURN TO Steltemeier & Westbrook, Attys 2002 Richard Jones Rd., C-101 Nashville, Tn. 37215

15.00 21.00 02:01 CHECK 281-69





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 73716.65
				CON TX 272.69
				PRFEE 1.00
				WDEED 8.00
				TOTAL 281.69
				CHECK 281.69
			12/18/92 01	15:24 0001 3512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.53 1.9

IDENTIFICATION REFERENCE

DEC 18 3 26 PM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 602680