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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: (ljh) (Title No: 3241)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 71500.00

Susan K. Mattox
Affiant

Sworn and subscribed before me this 27th day of May, 1993.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Susan K. Mattox 118 39th Avenue N. Nashville, TN 37209	Southeastern Mortgage of TN, Inc. 565 Marriott Drive, Suite 250 Nashville, TN 37214	104-01-288

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 **Ben H. McCarty and spouse, Karen J. McCarty,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan K. Mattox, 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. 75, West Grove Subdivision of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.

SAID Lot No. 75 fronts 50 feet on the easterly side of 39th Avenue North and runs back between parallel lines 160 feet to a line in the rear which measures 50 feet thereon.

BEING the same property conveyed to Ben H. McCarty and Karen J. Ramos, both unmarried, by deed from Richard M. Heard, unmarried, of record in Book 7946, page 351, said Register's Office.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

2.7.8 8.0 IDENTIFICATION REFERENCE

JUN 8 9 54 AM '93 DAVIDSON COUNTY, TN

4862 06/08 0101 03CHECK 273.55

This is improved property, known as: 118 39th Avenue N., Nashville, TN 37209

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 27th day of May, 1993.

Ben H. McCarty

Karen J. McCarty

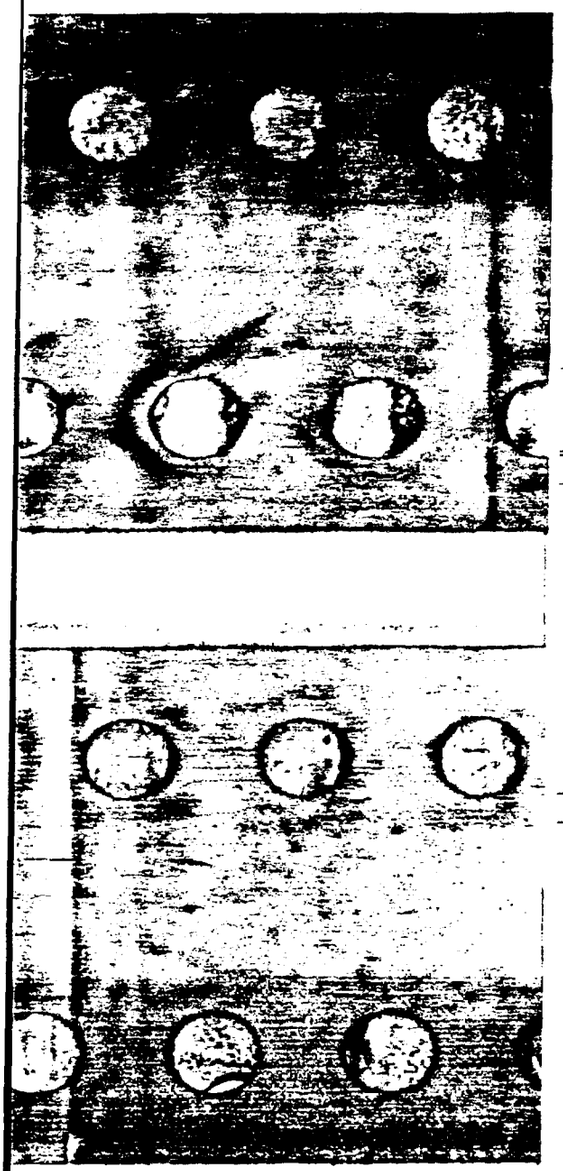
State of Tennessee
County of Davidson

On this 27th day of May, 1993, before me the undersigned authority, personally appeared **Ben H. McCarty** and **Karen J. McCarty**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Christy Wilkins Ivey
Notary Public



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 71500.00
				CON TX 264.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 273.55
				CHECK 273.55
			06/08/93 01	09:54 0001 4862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.8 8.0

IDENTIFICATION REFERENCE

JUN 8 9 54 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 660182