This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8995 PAGE 491

ADDRESS NEW OWNER:
Sylvia M. Cunningham
2704 Mossdale Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation
3451 Hammond Avenue
Waterloo, Iowa 50704

MAP AND PARCEL:
MAP 136-13
PARCEL 77
2DX-01193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Valerie Payne, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Sylvia M. Cunningham, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 540, on the Plan of Edge-O-Lake Estates, Section 13, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Valerie Payne, by deed from Roger M. Rosche and wife, Yoshiko M. Rosche of record in Book 7953, Page 313, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by GMAC Mortgage Corporation of record in Book 7081, Page 809, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 4268, Page 302, and such easements and setback lines of record in Plat Book 4175, Page 33, said Register's Office.

This is improved property known as 2704 Mossdale Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sylvia M. Cunningham, her heirs and assigns, forever; and I, Valerie Payne, unmarried, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of June, 1993.

Valerie Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Valerie Payne, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of June, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,074.75.

AFFIANT

Subscribed and sworn to before me this 25th day of June, 1993.

NOTARY PUBLIC
My Commission Expires: 3/22/97

35074
IDENTIF. & REFERENCE

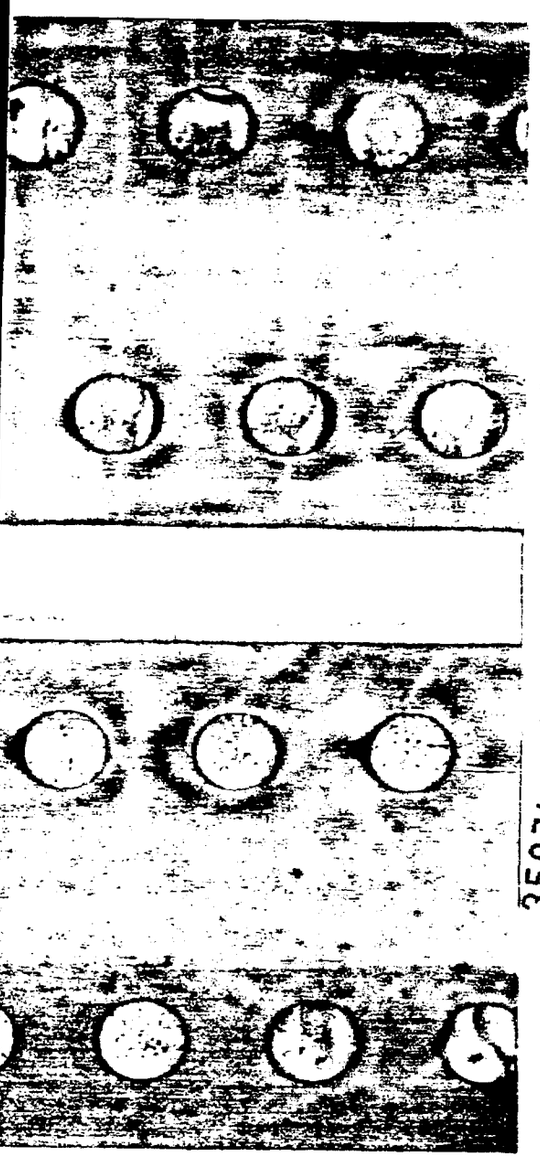
93 JUN 28 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2747 06/28 0101 03CHECK 264.67

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 69074.75
				CON TX 255.67
				PRFEE 1.00
				WDEED 8.00
				TOTAL 264.67
				CHECK 264.67
06/28/93	01			13:55 0001 2747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35074
IDENTIF. ↑ REFERENCE

93 JUN 28 PM 1:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 667950