FILE NO. 31452 FILE BOX "7"

FORM NO. WD-1

BOOK 9007 PAGE 272

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,266.15

Sandra K. Gahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY 19 93

Notary Public

MY COMMISSION EXPIRES: 1/28/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER TITLE SERVICES, INC., 212 Third Ave., N., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA K. GAHAN (NAME)	WACHOVIA MORTGAGE COMPANY (NAME)	83-3-118
1400 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 3174 (STREET ADDRESS)	15DA 38354
Nashville, TN. 37206 (CITY) (STATE) (P.O. ZIP)	Winston-Salem, N. E. 27102 (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, TERRY A. FRANSEEN and wife, BARBARA HAMPTON FRANSEEN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA K. GAHAN

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. 1 and the southerly fifty feet of Lot No. 2 on the unrecorded Map of Mrs. Mollie Buchanan's Subdivision of part of Lot No. 60 in the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described, according to a survey made April 22, 1935, by Erle Drake, County Surveyor, for Davidson County, Tennessee.

SAID Lot No. 1 and the southerly fifty feet of Lot No. 2 join and front together with one hundred and fifty feet on the westerly side of Riverside Drive and run back, between parallel lines, with the northerly margin of Creighton Avenue, one hundred and ninety feet to a dead line.

INCLUDED in the above description but excluded in the above description is that parcel conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 5953, Page 466, said Register's Office, described as follows:

BEING the same property conveyed to Terry A. Franseen and wife, Barbara Hampton Franseen by deed from Talton Dowlen and wife, Rebecca S. Dowlen, of record in Book 8016, Page 617, Register's Office for Davidson County, Tennessee.

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 to LEADER FEDERAL BANK, of record in Book 8016, Page 620, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH WACHOVIA MORTGAGE COMPANY.

This is (unimproved) (improved) XX property, known as 1400 Riverside Drive, Nashville, Tennessee 37206
(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 hands this 2nd day of July, 19 93

Terry A. Franseen
TERRY A. FRANSEEN

Barbara Hampton Franseen
BARBARA HAMPTON FRANSEEN

BOOK 9007 PAGE 273

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named TERRY A. FRANSEEN and wife, BARBARA HAMPTON FRANSEEN

the bargainors, 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 2nd day of July, 1993.

Commission Expires 1/22/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

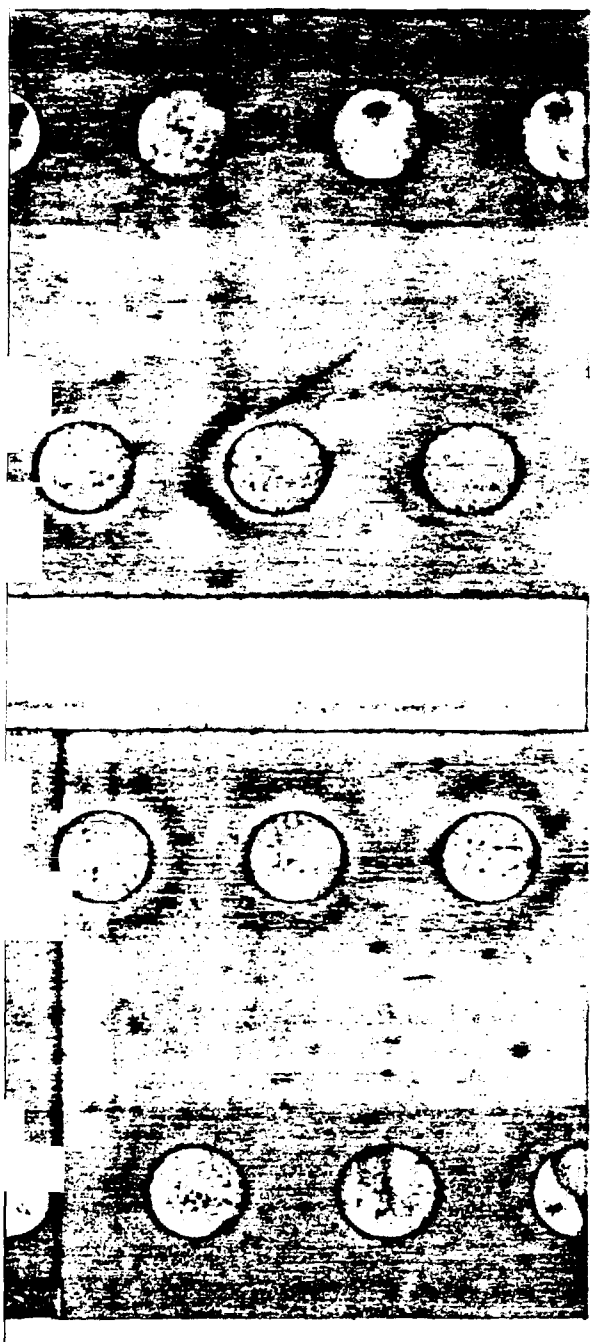
TO

38522
IDENTIF. & REFERENCE

93 JUL -7 PM 1:36

FILED & RECORDED
DAVIDSON COUNTY, TN.

1096 07/07 0101 03CHECK 413.41



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9007 PAGE 274

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 109266.15
CON TX 404.41
PRFEE 1.00
WDEED 8.00
TOTAL 413.41
CHECK 413.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/93 01 13:36 0001 1096

93 JUL -7 PM 1:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

38522
IDENTIF. REFERENCE

No. 671548