STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is grater, for this transfer is $ 1000.00

Eula Mai Sawyer
Affiant

THIS INSTRUMENT PREPARED BY:

Joanie L. Abernathy

P. O. Box 1608
Franklin, Tennessee 37065

Subscribed and sworn to before me, this 28th day of MAY 1993.

Tammy J. Sides
Notary Public

9-21-96
My Commission Expires:

WARRANTY DEED

WHEREAS, First Union Home Equity Corporation, Grantee, is the owner of a certain promissory note dated March 8, 1989 from Eula Mai Sawyer, Grantor to the Grantee, in the original principal amount of twenty one thousand dollars ($21,000.00) which is secured by the deed of trust of record in Book 3793, page 345, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of one dollar ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Eula Mai Sawyer, the Grantor has bargained and sold, and by these presents does hereby transfer and convey unto First Union Home Equity Corporation, the Grantee, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lots Nos. 300 and 301 on the Plan of the Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 300 and 301 front 50 feet in the westerly margin of Pennock Avenue and extend back between parallel lines 175 feet to an alley in the real measuring 50 feet thereon.

BEING the same property conveyed to Eula Mai Sawyers by deed from Walter James Powell and wife Doris Powell of record in Book 4373, Page 366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1993 taxes, which have been assumed by Grantee.

2. Restrictive covenants of record in the Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Plat Book 421, Page 14, Register's Office for said County.

4. Deed of Trust executed by Grantor of record in Book 6864, Page 223, Register's Office for Davidson County, Tennessee.

TO HAVE ND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and Grantor does further convent and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

This is improved property, know as 1330 Pennock Avenue, Nashville, TN 37207.

WITNESS our hands this the 22 day of June, 1993.

GRANTOR:

Eula Mia Sawyers

GRANTEE:
First Union Home Equity Corporation

By: _____
Ralph E. Richardson Sr. Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eula Mai Sawyers, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of May, 1993.

Tammy J. Sides
NOTARY PUBLIC

09-21-96
My Commission Expires

3846 07/15 0101 03CHECK 16.70

STATE OF North Carolina)
COUNTY OF Mecklenburg)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Ralph E. Richardson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of the First Union Home Equity Corporation the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Vice President.

WITNESS my hand and official seal on this 22 day of June, 1993.

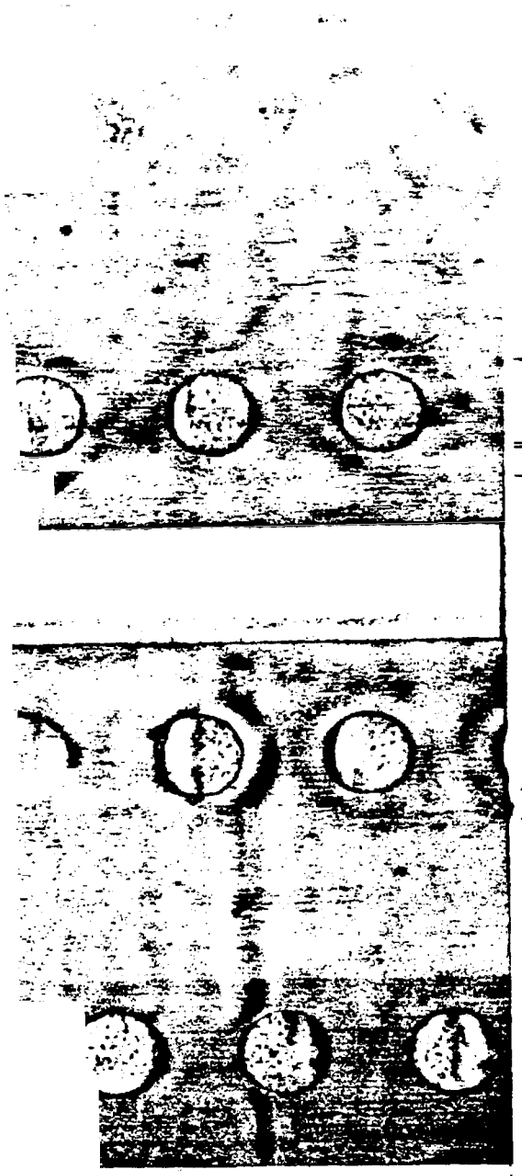
Cathy A Bailey
NOTARY PUBLIC
Cathy A. Bailey

My Commission Expires January 18, 1998
My Commission Expires:

41006
IDENTIF. & REFERENCE

93 JUL 15 AM 8:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9014 PAGE 469

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 1000.00
CON TX 3.70
PRFEE 1.00
WDEED 12.00
TOTAL 16.70
CHECK 16.70

07/15/93 01 08:33 0001 3846

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41006
IDENTIF. & REFERENCE

93 JUL 15 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 674256