THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***209,000.00.

Barbara B. Christian
Affiant

Subscribed and sworn to before me this 15th day of July, 1993.

Notary Public

My Commission Expires: 4-22-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
BARBARA B. CHRISTIAN 2509 Oakland Avenue Nashville, TN 37212	MORTGAGE SERVICE AMERICA COMPANY 1650 Tysons Boulevard McLean, VA 22102	MAP 117-4 PARCEL 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINE THOUSAND AND 00/100 ($***209,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **ALETA ARTHUR TRAUGER, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **BARBARA B. CHRISTIAN, married,** 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. 197 on the Re-subdivision of Lots 197 and 198, Belmont Heights of record in Book 6200, page 498, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Byron R. Trauger and wife, Nancy-Ann E. Min, by deed from Robert I. Winner and wife, Susan G. Winner, of record in Book 6489, page 127 and by deed to Byron R. Trauger and wife, Nancy-Ann E. Min from Barbara J. Highers Hackett and husband, Rudy J. Trudel, of record in Book 7081, page 216, Register's Office for Davidson County, Tennessee; the said Nancy-Ann E. Min having since conveyed her interest in said property to Byron R. Trauger by deed of record in Book 7423, page 604; the said Byron R. Trauger having since conveyed his interest in said property to Aleta Arthur Trauger by Quitclaim Deed of record in Book 8420, page 864, said Register's Office.

BYRON R. TRAUGER, spouse of Aleta Arthur Trauger, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 2509 Oakland Avenue, Nashville, Tennessee 37212.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Resubdivision of Lots 198 and 197 Belmont Heights, of record in Book 6200, page 498, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of July, 1993.

ALETA ARTHUR TRAUGER

BYRON R. TRAUGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALETA ARTHUR TRAUGER and BYRON R. TRAUGER, 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 this 15th day of July, 1993.

Notary Public

My Commission Expires:

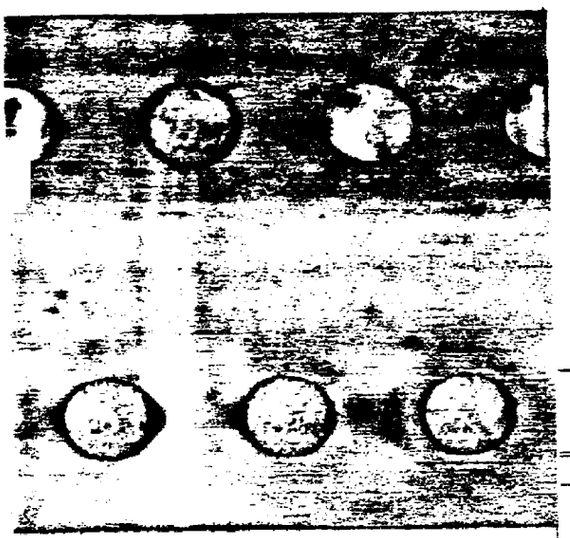
1-23-94

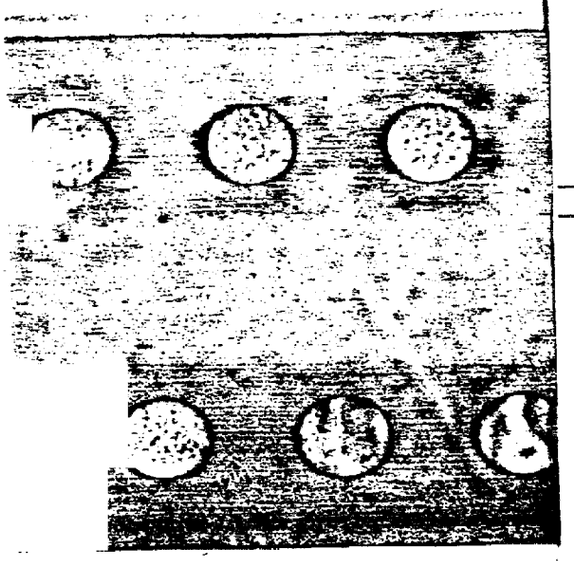
42047
IDENTIF. & REFERENCE

93 JUL 19 AM 9:13
FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5006 07/19 0101 03CHECK 782.30





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

RECEIVED OF _____

FOR _____

BOOK 9017 PAGE 122

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 209000.00
				CON TX 773.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 782.30
				CHECK 782.30
07/19/93	01			09:14 0001 5006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42047
IDENTIF. & REFERENCE

93 JUL 19 AM 9:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 675403