File 11766 File Box 38 (First Title)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9020 PAGE 233

George E. Mudter, Jr., Atty.
229 Ward Circle, C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LAWRENCE A. AVERBUCH (NAME)	SOUTHEASTERN MORTGAGE OF TENNESSEE, INC. (NAME)	Map 116-8-G
161 Charleston Park (STREET ADDRESS OR ROUTE NUMBER)	565 Marriott Drive, Suite 250 (STREET ADDRESS)	Parcel 161
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	F.B. 7DA74934

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, WILLIS D. HAWLEY AND WIFE, CAROLYN HAWLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAWRENCE A. AVERBUCH AND WIFE, SANDRA R. AVERBUCH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 161 on the Plan of Sugartree Phase III, as of record in Plat Book 5050, pages 67 thru 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Willis D. Hawley and wife, Carolyn Hawley by deed from Thomas J. Ingram and wife, Cynthia A. Ingram of record in Book 6869, page 562, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 4857, page 157; amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, and Book 5691, page 61; (3) Easements of record in Book 7061, page 100, and Book 5678, page 327; (4) All matters appearing on the Plan of record in Plat Book 5050, pages 67 thru 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, said Register's Office.

IDENTIFICATION REFERENCE

93 JUL 21 AM 10:13

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 161 Charleston Park, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of July, 1993

Willis D. Hawley
WILLIS D. HAWLEY

Carolyn Hawley
CAROLYN HAWLEY
BY: Willis D. Hawley, Attorney-In-Fact

by of simultaneously

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9020 PAGE 234

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willis D. Hawley

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of July, 1993.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Willis D. Hawley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Carolyn Hawley and is authorized by the said Carolyn Hawley to execute this instrument on her behalf.

Witness my hand, at Office, this 20th day of July, 1993.

Notary Public

My Commission Expires:

1-22-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 19 93.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

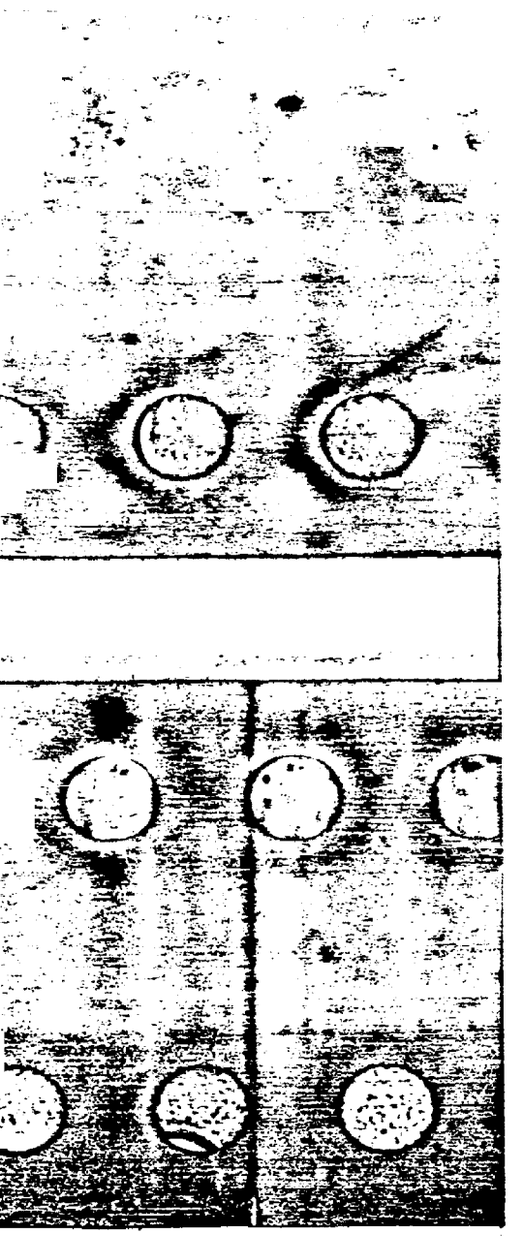
FROM WILLIS D. HAWLEY AND WIFE, CAROLYN HAWLEY

TO LAWRENCE A. AVERBUCH AND WIFE, SANDRA R. AVERBUCH

6174 07/21 0101 03CHECK 1322.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9020 PAGE 235

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	355000.00
			CON TX	1313.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1322.50
			CHECK	1322.50
07/21/93	01		10:13 0001	6174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE 43095

93 JUL 21 AM 10: 13

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 676559