(2)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 93

Notary Public

MY COMMISSION EXPIRES: 9/23/96
(AFFIX SEAL)

NOTARY PUBLIC LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel K. Rogers (NAME)	Community Mortgage Corporation (NAME)	116-4-133
615 Estes Road (ADDRESS)	6389 Quail Hollow Rd., Suite 101 (ADDRESS)	7DA 8320
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (CITY) (STATE) (ZIP)	

FOR AND 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, Esther J. Zalman and husband, Edward F. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel K. Rogers, unmarried

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. 8 on the Plan of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for said County, described as follows:
Said Lot No. 8 fronts 94.2 feet on the westerly side of Estes, formerly Wilson Avenue and runs back 88 feet on the northerly line and 95.7 feet on the southerly lines, to a dead line, measuring 91.2 feet thereon.
Together with the northerly 10 feet of Lot No. 9 on the Plan of Clearview Subdivision, of record in book 843, page 8, Register's office for said County, described as follows:
Said part of Lot No. 9 fronts 10 feet on the westerly side of Estes, formerly Compton or Wilson Avenue, and extends back 95.7 feet to the northerly line and 103.8 feet on the southerly line to a dead line measuring 10 feet thereon.

Being the same property conveyed to Esther J. Zalman, unmarried, by deed from Helen C. Bergida, unmarried, of record in Book 7576, Page 466, Register's Office for Davidson County, Tennessee.

Edward F. Johnson joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Esther J. Zalman.

This conveyance is subject to the following:
1993 Taxes, a lien, not yet due and payable; all matters appearing on the plan of record in Book 843, page 8, Register's office for Davidson County, Tennessee.

unimproved ( )
is improved (X) property, known as 615 Estes Road, Nashville, TN 37215
(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 my hand this 29th day of July 19 93

Esther J. Zalman
Esther J. Zalman

Edward F. Johnson by Esther J. Zalman
Edward F. Johnson by his attorney in fact Esther J. Zalman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9031 PAGE 757

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esther J. Zalman

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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of July, 1993.

Commission expires 9/25/93

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared ESTHER J. ZALMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for EDWARD F. JOHNSON, the within named bargainor, and that he/she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of EDWARD F. JOHNSON, the bargainor by the said ESTHER J. ZALMAN, as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29TH day of July, 1993.

Notary Public

My Commission expires: 9/25/93

WARRANTY DEED

FROM

Esther J. Zalman

TO

Joel K. Rogers

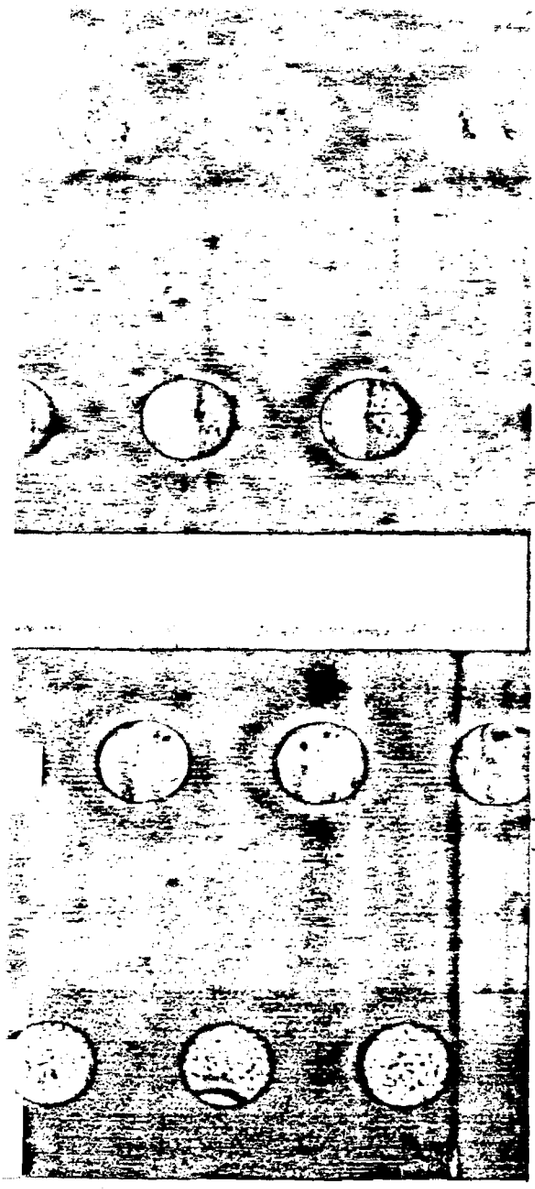
RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

93 AUG -2 AM 10:07
FELIA ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

4255 08/02 0101 03CHECK 471.50



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

RECEIVED OF _____

FOR _____

BOOK 9031 PAGE 758

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	125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.50
			CHECK	471.50
08/02/93	01		10:07 0001	4255

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45924
IDENTIF. # REFERENCE

93 AUG -2 AM 10: 0
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 680668