THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9040 PAGE 705

ADDRESS NEW OWNER:

JEANNE C. MALLORY
301 BONNARIDGE DRIVE
HERMITAGE, TN 37076
SEND TAX BILLS TO:

MAP/PARCEL NUMBER:

MAP 75-13, PARCEL 183

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,900.00.

Jeanne C. Mallory
AFFIANT

Subscribed and sworn to me, this the 6TH day of AUGUST, 1993.

Notary Public
My commission expires 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, BETTY J. LEE, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said JEANNE C. MALLORY, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 301 BONNARIDGE DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, HER successors, heirs and assigns, against the lawful claims of all persons.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by Donald E. Ballington et ux, Lynda M. Ballington to Molton, Allen & Williams, Inc., which Deed of Trust is recorded in the office of the Register for Davidson County, Tennessee, in Book 5318, page 953, and note of even date thereby secured, in the original principal amount of $36,200.00, payable to Molton, Allen & Williams, Inc. And for the same consideration Grantees hereby assume the obligations of Grantor under the terms of the instruments creating the loan to indemlnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty of insurance of the indebtedness mentioned above. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supercedes any State or local law barring or limiting deficiencies following foreclosure of real property.

WITNESS our hands this 6TH day of AUGUST, 1993.

BETTY J. LEE

JEANNE C. MALLORY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY J. LEE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6TH day of AUGUST, 1993.

notary public

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNE C. MALLORY, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6TH day of AUGUST, 1993.

notary public
My commission expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Hermitage Hills, Section 1, as of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Betty J. Lee, unmarried, by Successor Trustee's Deed from Ted A. Burkhalter, Successor Trustee, of record in Book 8853, page 158, Register's Office for Davidson County, Tennessee.

7247 08/09 0101 03CHECK 253.13

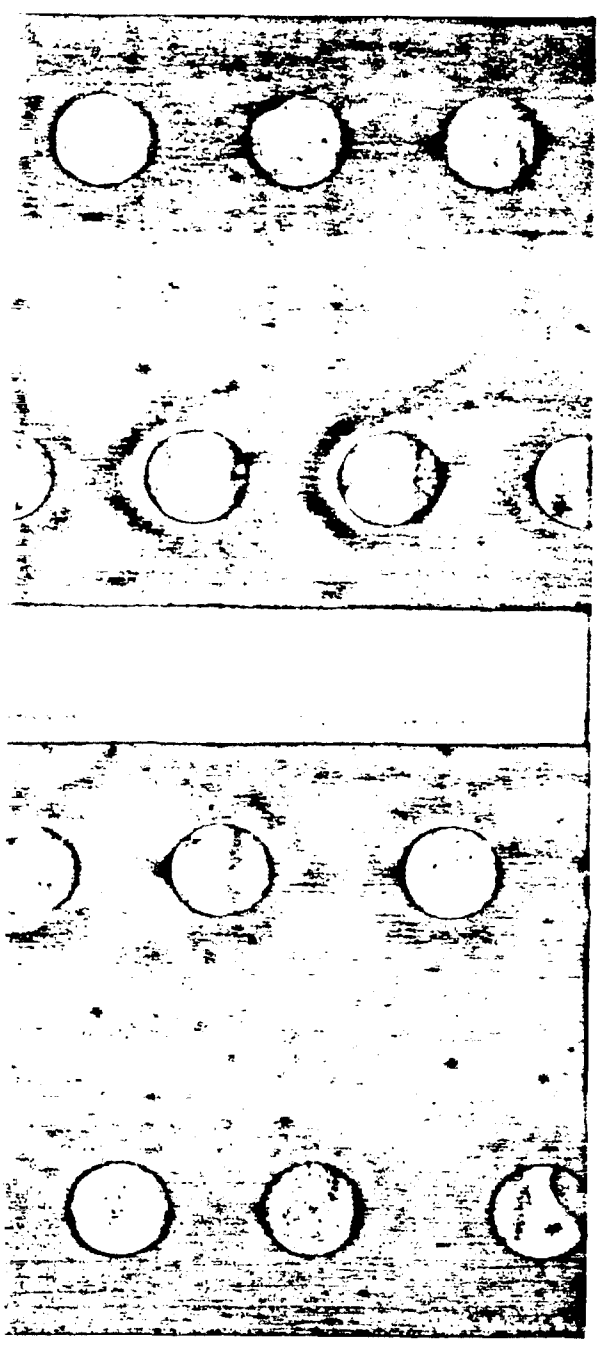
EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.

2. All matters set forth on the Plan of record in Book 2900, pages 48 and 49, said Register's Office, including all easements, setback lines, etc., as shown thereon.

3. Deed of Trust executed by Donald E. Ballington and wife, Lynda M. Ballington, to Wayne T. Tate, Trustee, of record in Book 5318, page 953, said Register's Office, to secure to Molton, Allen & Williams, Inc., the payment of one note dated July 26, 1978, in the original principal amount of $36,200.00, due and payable as set forth therein.

49723
IDENTIFICATION REFERENCE
93 AUG -9 AM 8:59
REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 9040 PAGE 708

FOR _____

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 64900.00

CON TX 240.13

PRFEE 1.00

WDEED 12.00

TOTAL 253.13

CHECK 253.13

08/09/93 01 08:59 0001 7247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49723

IDENTIFICATION REFERENCE

93 AUG -9 AM 8:59

REGISTER

DAVIDSON COUNTY, TENN.

No. 683619