Box 3

BOOK 9101 PAGE 907

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,894.55

Charae Kirby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September 19 93

Mary Birchright
Notary Public Mary Birchright

MY COMMISSION EXPIRES November 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CHARAE KIRBY	BARCLAYSAMERICAN/MORTGAGE CORP.	MAP 053-09
(NAME)	(NAME)	
1418 APACHE LANE	P.O. BOX 1225	PARCEL 083
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	CHARLOTTE, NC 28201-1225	
(CITY) (STATE) (ZIP)	(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, JOYCE L. PHELPS, UNMARRIED BY AND THROUGH DUKE SUTHERLAND, ATTORNEY-IN-FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARAE KIRBY, 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. 48-A on the Plan of Kimbolton, Phase II, of record in Plat Book 6900, Page 918, said Register's Office, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to JOYCE L. PHELPS, UNMARRIED, by Deed of record in Book 7871, page 402, Register's Office for Davidson County, Tennessee.

Grantee(s) herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 7871, page 405, Register's Office for Davidson County, Tennessee; which Grantee(s) agree to pay and further agree to hold Grantor(s) harmless from same.

Duke Sutherland executes this instrument on behalf of Joyce L. Phelps pursuant to Special Power of Attorney recorded simultaneously herewith.

69729

RECEIVED FOR RECORD
93 OCT -4 PM 3:26
REGISTER

7145 10/04 0101 03CHECK 271.31

This is unimproved (XX) property, known as 1418 Apache Lane, Madison, TN 37115
unimproved ( )
(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 30th day of September 19 93

Charae Kirby
CHARAE KIRBY

Joyce L. Phelps
JOYCE L. PHELPS
BY: Duke Sutherland, Attorney-in-Fact
DUKE SUTHERLAND, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9101 PAGE 908

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARAE KIRBY

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 GOODLETTSVILLE, Tennessee, this 30th day of September, 19 93.

Commission expires November 25, 1995

Mary Birthright
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

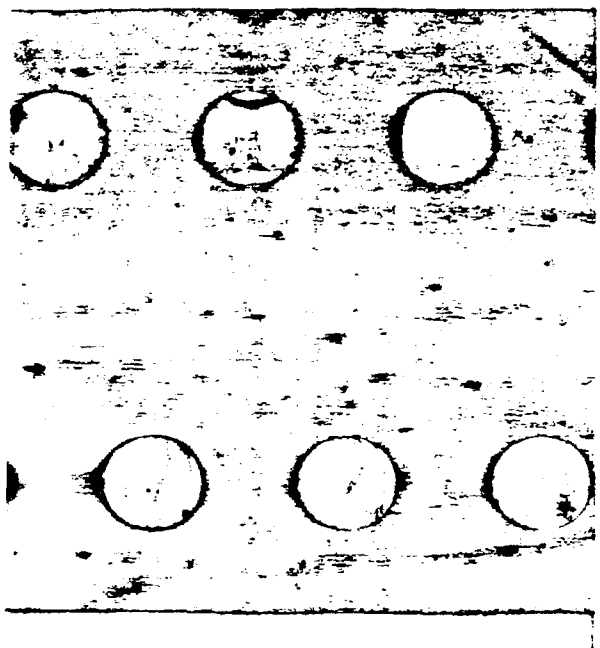
Personally appeared before me, DUKE SUTHERLAND, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for JOYCE L. PHELPS and is authorized by JOYCE L. PHELPS to execute this instrument on her behalf.

Witness my hand and official seal this 30th day of September, 199_.

Mary Birthright
NOTARY PUBLIC Mary Birthright

My commission expires: November 25, 1995

WARRANTY DEED
FROM
TO
RETURN TO:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

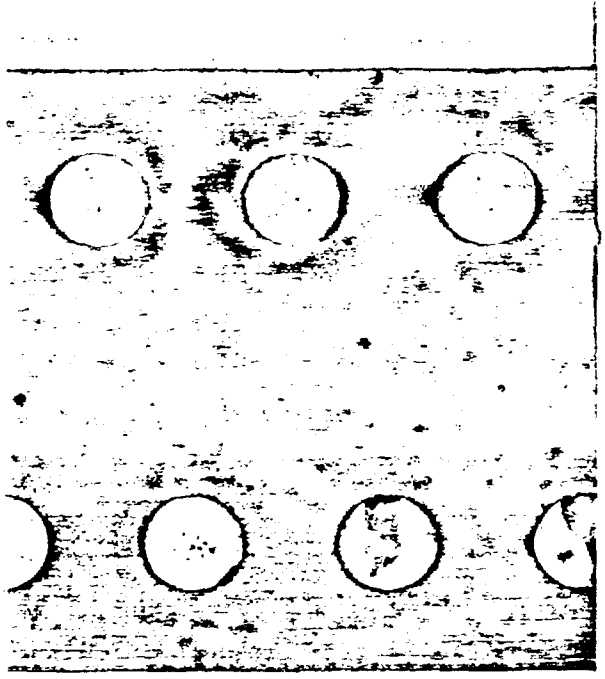
RECEIVED OF _____

FOR _____

BOOK 9101 PAGE 909

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	70894.55
CON TX	262.31
PRFEE	1.00
WDEED	8.00
TOTAL	271.31
CHECK	271.31

10/04/93 01 09:29 0001 7145

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69729

IDENTIFICATION

93 OCT -4 AM 9:27

REGISTER

No. 705057