This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

Box 60

WARRANTY DEED

ADDRESS NEW OWNER: Stephen A. Batiste and Susan D. Batiste 5645 Oakes Dr. Brentwood, TN 37027	SEND TAX BILL: *To Mortgagee*
MORTGAGEE: Mortgage Service America Company 545 Marriot Dr., Suite 140 Nashville, TN 37210	MAP AND PARCEL: MAP 160 GROUP 14A PARCEL 15

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we. Robert R. Cummings and wife, Sandra Q. Cummings hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen A. Batiste and wife, Susan D. Batiste, 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:

See Exhibit A attached hereto.

Being the same property conveyed to Robert R. Cummings and wife, Sandra Q. Cummings by deed from Carl B. Mallard and wife Frances S. Mallard of record in Book 8287, page 302, Register's Office for Davidson County, Tennessee.

This is improved property known as 5675 Oakes Dr., Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stephen A. Batiste and wife, Susan D. Batiste, their heirs and assigns, forever; and we, Robert R. Cummings and wife, Sandra Q. Cummings 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of September, 1993.

Robert R. Cummings

Sandra Q. Cummings

76330
IDENTIF. & REFERENCE

93 OCT 21 AM 9:17
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert R. Cummings and wife, Sandra Q. Cummings 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of September, 1993.

NOTARY PUBLIC

My Commission Expires: March 12, 1994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

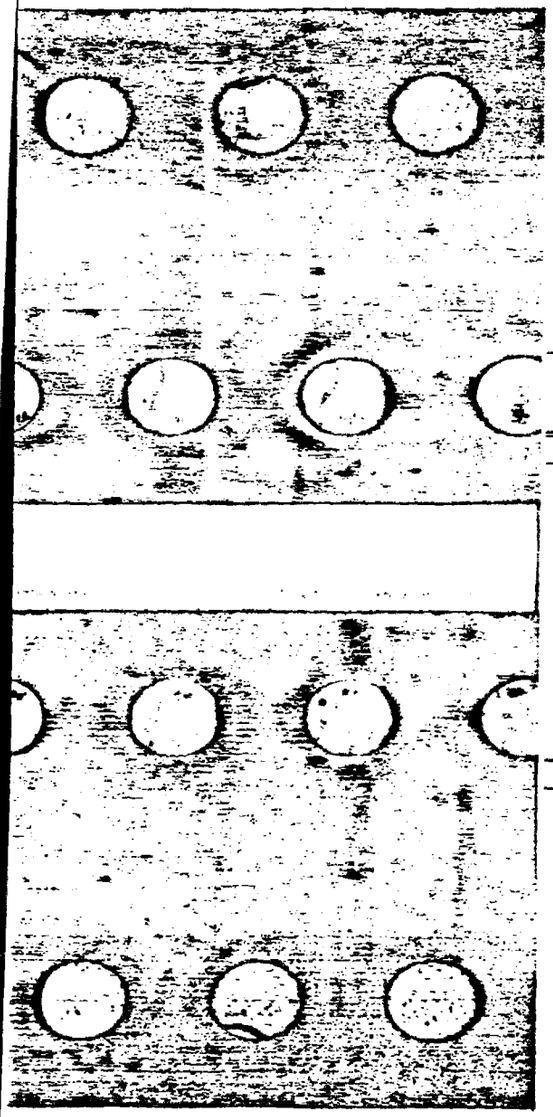
The actual value or consideration, whichever is greater, for this transfer is $ 114,500.00.

Stephen A Batista
AFFIANT

Subscribed and sworn to before me this 30th day of September, 1993.

NOTARY PUBLIC

My Commission Expires: March 12, 1994



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9121 PAGE 737

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	
				114500.00
			CDN TX	423.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	432.65
			CHECK	432.65
10/21/93	01	09:16	0001	4280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76330
IDENTIF. ↑ REFERENCE

93 OCT 21 AM 9:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 712121