30

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value whichever is greater, for this transfer is $ 48,500.00
Subscribed and sworn to before me, this the 17 day of December

ROSE A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: My Commission Expires November 22, 1997

Affiant

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #3G17721 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Niki L. Johnson	SEND TAX BILLS TO: Source One Mortgage Services Corporation
821 Horner Ave.	27555 Farmington Road
STREET ADDRESS Nashville, TN 37204	STREET ADDRESS Farmington Hills, MI 48334-3357
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 118-2 151	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Mary Helen Banks, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Niki L. Johnson, a single person

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 53 on the Plan of Map of Kirkwood Heights, Section No. 4, of record in Plat Book 1130 at page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Mary Helen Banks by Quitclaim Deed of record in Book 9058 page 109, Register's office for said County.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

00202
IDENTIF. & REFERENCE
93 DEC 23 AM 9:02
FILED & RECORDED IN REGISTER DAVIDSON CO. TN.

THIS IS IMPROVED PROPERTY KNOWN AS 821 Horner Ave., Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 17 day of December, 1993

Mary Helen Banks

TN-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 17 day of December , 1993 , before me personally appeared Mary Helen Banks to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 22, 1997

Notary Public

State of Tennessee
County of

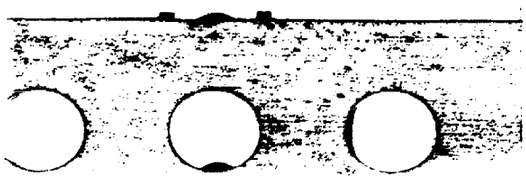
On this 17 day of December , 1993 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

7772 12/23 0101 03CHECK 188.45



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

RECEIVED OF _____

FOR _____

BOOK 9197 PAGE 637

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 48500.00
				CON TX 179.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 188.45
				CHECK 188.45
			12/23/93 01	09:03 0001 7772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00202 IDENTIF. & REFERENCE

93 DEC 23 AM 9:02

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

No.737731