BOOK 9211 PAGE 849

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: 4/20/96
(AFFIX SEAL)

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
David Bradshaw Angell	First Union Mortgage Corporation	146-04-78
(NAME)	(NAME)	
4803 Timberhill Drive	P.O. Box 29544	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Raleigh, NC 27626	
(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, The Estate of Ina Ruth Defrees (By Mary Ann Jaggers, Executrix and Kimberly Anne Defrees, unmarried),

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Bradshaw Angell

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. 20 on the Plan of Elysian Meadows, Additon, Sectin II, as of record in Plat Book 2663, page 101, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ina Ruth Defrees, by deed from Michael P. Horning, of record in Book 8112, Page 746, Register's Office for Davidson County, Tennessee. The said Ina Ruth Defrees, unmarried, has since died. Title to said property is now held by Kimberly Anne Defrees, unmarried, by the Last Will and Testament of Ina Ruth Defrees of record in Will Book 188 , page 37 , Probate Court for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1993 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 2663, page 101; restrictions of record in Book 2859, page 403; all of record in the Register's office for Davidson County, Tennessee.

Grantee(s) herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Michael P. Horning, single and delivered to Diamond Mortgage Corporation in the amount of Eighty-Six Thousand Fifty and No/100 Dollars ($86,050.00) dated October 25, 1988, and that certain Deed of Trust, securing said Pormissory Note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust is recorded in Book 7687, Page 978, in the Davidson County Register of Deeds Office, including,but not limited to, the obligation to

CONTINUED

unimproved ( )
This is improved (X) property, known as 4803 Timberhill Drive, Nashville, TN 37211
(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 22nd day of December, 19 93

By: Mary Ann Jaggers, Executrix
The Estate of Ina Ruth Defrees

Kimberly Anne Defrees

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named The Estate of Ina Ruth Defrees (By Mary Ann Jaggers, Executrix and Kimberly Anne Defrees, unmarried)

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of December 19 93.

Commission expires 5-28-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within said 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

6351 01/05 0101 03CHECK 349.40

WARRANTY DEED

FROM

The Estate of Ina Ruth Defrees
(By Mary Ann Jaggers, Executrix and
Kimberly Anne Defrees, unmarried)

TO

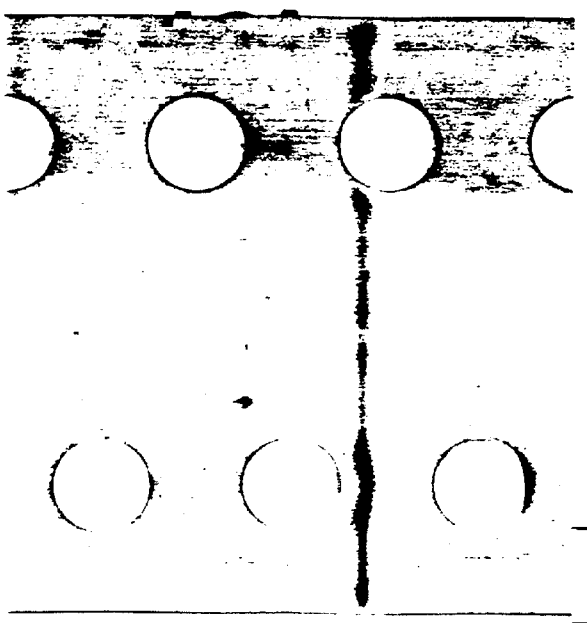
David Bradshaw Angell

RETURN TO:

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

94 JAN -5 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
01508



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

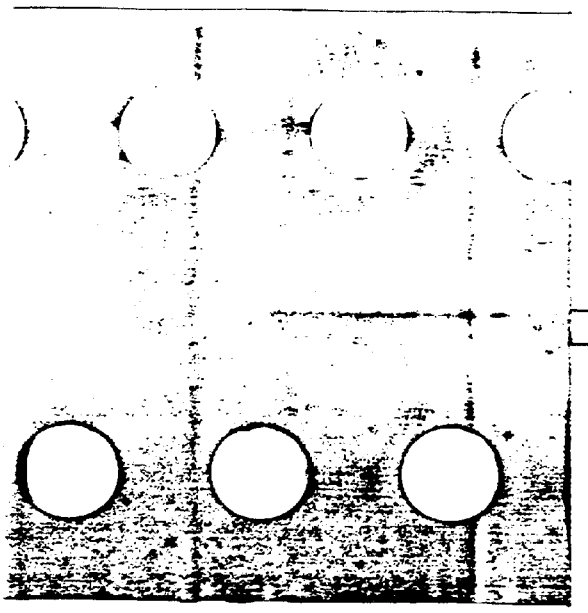
RECEIVED OF _____

FOR _____

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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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

01/05/94 01 15:21 0001 6351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04508
IDENTIF. ↑ REFERENCE

94 JAN -5 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 742374