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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,856.92

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 19 94

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Svetlana Frateva (NAME)	BancPLUS Mortgage Corp. (NAME)	MAP 42
316 Nesbitt Lane (ADDRESS)	P.O. Box 47524 (ADDRESS)	GROUP 8
Madison, TN 37115 (CITY) (STATE) (ZIP)	San Antonio, TX 78265-6016 (CITY) (STATE) (ZIP)	PARCEL 110

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, Sheryl D. Stroud, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Svetlana Frateva, 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:

BEING Lot No. 60B Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59, and 60, Heritage Place of record in Plat Book 6250, Page 632, amending Plat Book 5200, Page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Sheryl D. Stroud by deed from Secretary of Housing and Urban Development, of record in Book 7671, Page 330, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6148, Page 537, and in Plat Book 6250, Page 632, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Sheryl D. Stroud, unmarried, to Stephen R. Josleyn, Trustee, for City Federal Savings Bank, dated September 30, 1988, and filed for record in Book 7671, Page 333, and re-recorded in Book 7681, Page 92, Register's Office for said County, with an unpaid principal amount of approximately $ 44,956.92, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

FILED FOR RECORD
DAVIDSON COUNTY, TN.
94 JAN 26 AM 9:06
11057
IDENTIF. & REFERENCE
$34.00 01 03CHECK
260.87

unimproved ( )
This is improved (X) property, known as 316 Nesbitt Lane, Madison, TN 37115
(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 24th day of January 19 94

Sheryl D. Stroud
Sheryl D. Stroud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheryl D. Stroud, unmarried

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 Nashville, Tennessee, this 24th day of January, 1994.

Commission expires March 25, 1995

_____
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

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	52856.92
CON TX	191.87
PRFEE	1.00
WDEED	8.00
TOTAL	200.87
CHECK	200.87

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 01/25/94 07:00:01 3430

11057
IDENTIF. & REFERENCE

94 JAN 26 AM 9:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 749374