THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***66,769.56

Dawn P Stevenson
Affiant

Subscribed and sworn to before me this 28th day of January, 1994.

Notary Public

My Commission Expires: 11-22-97

94 FEB -1 AM 9:09
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

13120
IDENTIF. ↑ REFERENCE

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
DAWN P. STEVENSON 139 Hicks Road Nashville, TN 37221	CITICORP MORTAGE, INC. P.O. Box 790029 St. Louis, MO 63179	MAP 142-15 C PARCEL 139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SIX THOUSAND SEVEN HUNDRED SIXTY NINE AND 56/100 ($***66,769.56) DOLLARS,

(a) of which EIGHT THOUSAND NINE HUNDRED AND 00/100 ($***8,900.00) DOLLARS have been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of FIFTY SEVEN THOUSAND EIGHT HUNDRED SIXTY NINE AND 56/100 ($***57,869.56) DOLLARS, Grantee has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $***59,650.00, payable to Sears Mortgage Corporation and secured by Deed of Trust of record in Book 7993, page 816, Register's Office for Davidson County, Tennessee, the assumption of which note is hereby specifically agreed to as evidenced by the signature of Grantee affixed to this instrument.

I, **BRENDA BATSON, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DAWN P. STEVENSON, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 139 of Breckenridge Condominiums, as of record in Book 6808, page 73, Register's Office for Davidson County, Tennessee, as exhibit to Master Deed of record in Book 6808, page 45, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Brenda Batson, unmarried, by deed from Vicky Lynn Free, now known as Vicky Lynn England and husband, Chris England, of record in Book 9128, page 338, Register's Office for Davidson County, Tennessee.

This is improved property known as 139 Hicks Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters shown on the Plan of Breckenridge Condominiums, of record in Book 6808, page 73, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust of record in Book 7993, page 816, Register's Office for Davidson County, Tennessee, which Grantee herein assumes.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of January, 1994.

BRENDA BATSON

DAWN P. STEVENSON - Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENDA BATSON and DAWN P. STEVENSON 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 instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 1994.

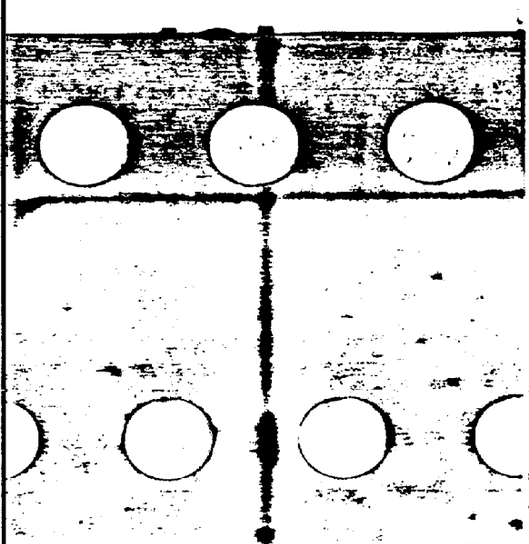
Notary Public

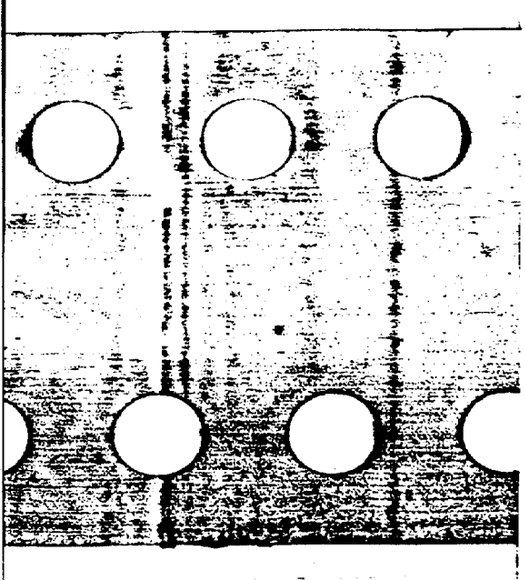
My Commission Expires:

11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0585 02/01 0101 03CHECK 256.16





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

RECEIVED OF _____

FOR _____

BOOK 9235 PAGE 914

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 66769.56
CON TX 247.16
PRFEE 1.00
WDEED 8.00
TOTAL 256.16
CHECK 256.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/94 01 09:09 0001 0585

13120
IDENTIF. ↑ REFERENCE

94 FEB -1 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 751580