STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,276.36

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 94

Notary Public

My Commission Expires Nov. 20, 1996

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 3401 West End Avenue, Suite 670, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Peltier	BancBoston Mortgage Corporation	032-13-0 070.00
(NAME)	(NAME)	
1729 Autumn Ridge Drive	P. O. Box 45298	10D 02934
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Jacksonville, FL 32232-5298	
(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, James T. Warren and wife, Tracy R. Warren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Peltier

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. 49 on the Plan of Timbertrail Subdivision, Section 4, of record in Book 5200, page 634, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James T. Warren and Tracy A. Rigby, both unmarried by deed from Gary E. Gentry and wife, Joyce E. Gentry of record in Book 8582, page 227, Register's Office, Davidson County, Tennessee. The said James T. Warren and Tracy A. Rigby have since married. Tracy A. Rigby is now known as Tracy R. Warren.

Subject to restrictions of record in Book 6515, page 1, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank of record in Book 6955, page 444, Register's Office for Davidson County, Tennessee, and also that the escrow acount in connection with the aforesaid deed of trust is hereby transferred to the said grantees. The aforesaid deed of trust has since been assigned to BancBoston Mortgage Corporation

94 FEB -2 AM 10:20
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 13883

unimproved ( )
This is improved (X) property, known as 1729 Autumn Ridge Drive, Nashville, TN 37207
(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 our hand s this 31st day of January 19 94

James T. Warren

Tracy R. Warren

BOOK 9238 PAGE 442

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 James T. Warren and wife, Tracy R. Warren

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 ~~Nashville~~ Goodlettsville, Tennessee, this 31st day of January, 1994.

Commission expires _____

JAMES G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

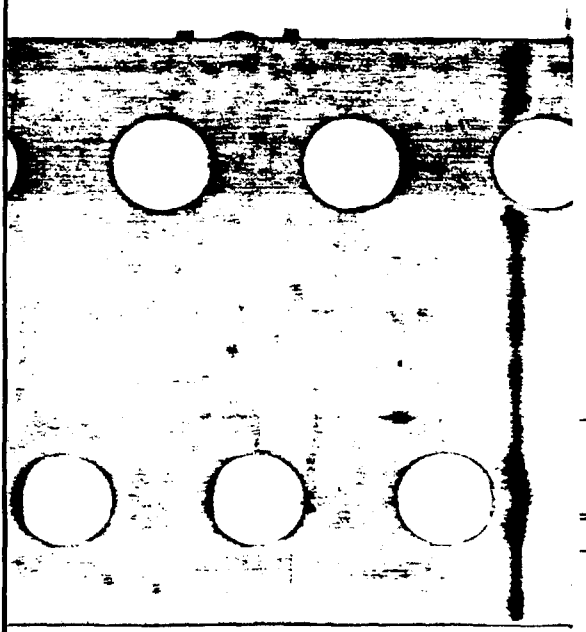
Before me, _____ My Commission Expires Nov. 20, 1996 a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named 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

1401 02/02 0101 03CHECK 243.12



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

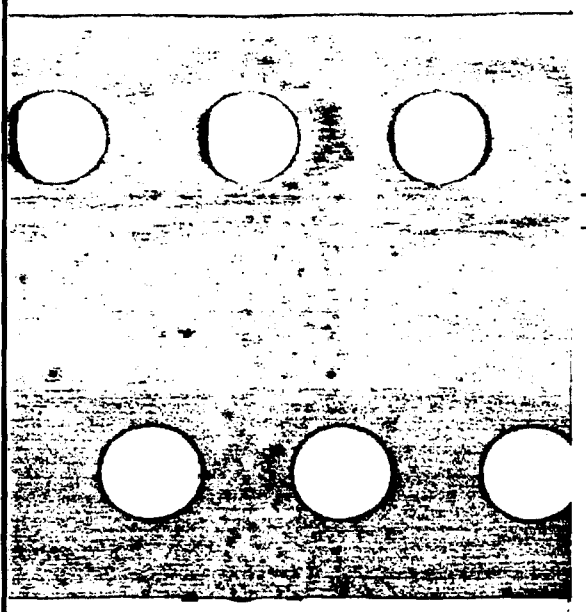
RECEIVED OF _____

FOR _____

BOOK 9238 PAGE 443

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 63276.36
CON TX 234.12
PRFEE 1.00
WDEED 8.00
TOTAL 243.12
CHECK 243.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/94 01 10:19 0001 1401

13883
IDENTIF. ↑ REFERENCE

94 FEB -2 AM 10: 20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752388