ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Evelyn L. Cunningham	BancBoston Mortgage Corporation Attn: Tax Dept.	MAP and PARCEL
3518 Gondola Drive Antioch, TN 37013	7301 Baymeadows Way Jacksonville, FL 32256	150-03-0-251.00

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Marilyn D. Peters McGovern, formerly Marilyn D. Peters**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Evelyn L. Cunningham, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 109-A of the Zone Lot Division of Lots 109 thru 114, Chelsea of Priest Lake, Section 2-A, as of record in Book 6250, Page 423, and amended in Book 6900, Page 142, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Marilyn D. Peters by deed appearing of record in Book 7643, Page 527, Register's Office, Davidson County, Tennessee.

This is property with a common address of 3518 Gondola Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being transferred in escrow; 2) The Plan of Record in Book 6250, Page 423, as amended in Book 6900, Page 142, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6900, Page 142, said Register's office; 4) Easements of record in Book 6932, Page 93, and in Book 6932, Page 57, said Register's office; 5) Deed of Trust appearing of record in Book 7243, Page 826, dated May 15, 1987, and secured to Commerce Union Bank in the principal amount of $66,100.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said Deed of Trust.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $66,739.47

Evelyn L. Cunningham
Affiant

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

Notary Public

My Commission Expires: 7/23/94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **Phillip McGovern**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said Marilyn D. Peters McGovern.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of **January, 1994.**

Marilyn D. Peters McGovern

Phillip McGovern

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Marilyn D. Peters McGovern, married** , with whom I am personally acquainted, or who 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 28th day of **January, 1994.**

Notary Public
My Commission Expires: 7/23/94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Phillip McGovern**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

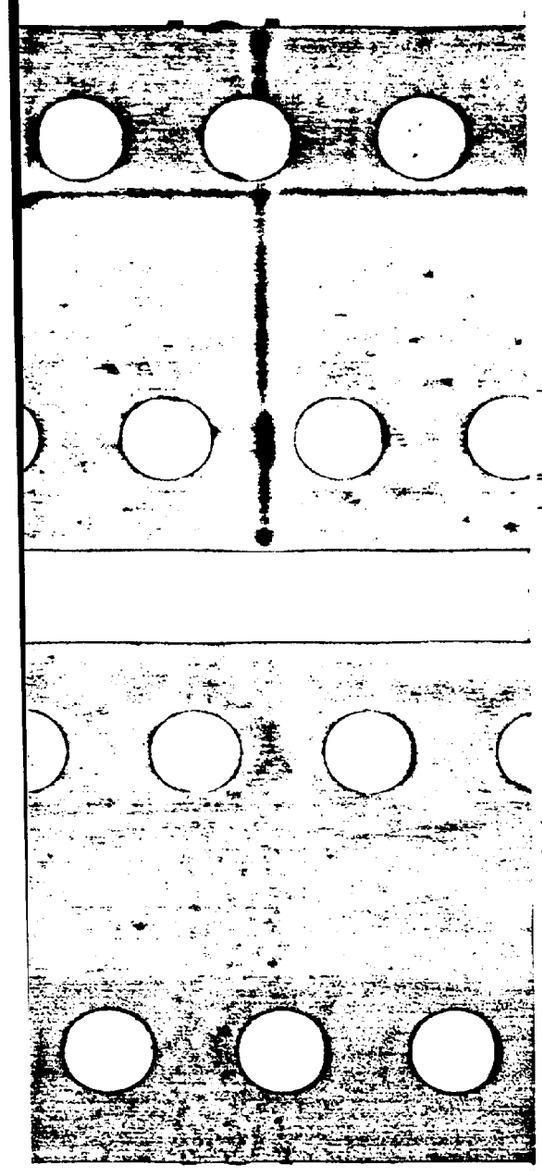
Witness my hand and official seal at Nashville, Tennessee, this 28th day of **January, 1994.**

Notary Public
My Commission Expires: 7/23/94

1835 02/03 0101 03CHECK 255.75

94 FEB 3 AM 8:34
FELIX A. ROBERTSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
14305



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9239 PAGE 742

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 66739.47
CON TX 246.79
PRFEE 1.00
WDEED 8.00
TOTAL 255.79
CHECK 255.79

02/03/94 01 08:33 0001 1835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14305
IDENTIF. ↑ REFERENCE

94 FEB -3 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 752819