This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9255 PAGE 935

ADDRESS NEW OWNER:
Robert A. Washington and Celia M. Washington
3601 Green Garden Court
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 150-7
GROUP
PARCEL 364

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Donice K. Billingsly, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Robert A. Washington and wife, Celia M. Washington, 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. 357 on the Plan of Towne Village of The Country, Section 4-A, of record in Book 6250, pages 20 and 21, Register's Office for said County.
>
> Being the same property conveyed to Donice R. Billingsly, unmarried, by deed from Randall Phillips Builders, Inc., of record in book 6702, page 172, Register's Office, Davidson County, Tennessee.

This is improved property known as 3601 Green Garden Court, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert A. Washington and wife, Celia M. Washington, their heirs and assigns, forever; and I, Donice K. Billingsly, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of February, 1994.

Donice K. Billingsly

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donice K. Billingsly, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that S he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 11th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 84,750.00.

AFFIANT

Subscribed and sworn to before me this 11th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

20172
IDENTIFICATION REFERENCE

94 FEB 23 AM 8:25
REGISTER
DAVIDSON COUNTY, TN

3203 02/23 0101 03CHECK 322.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

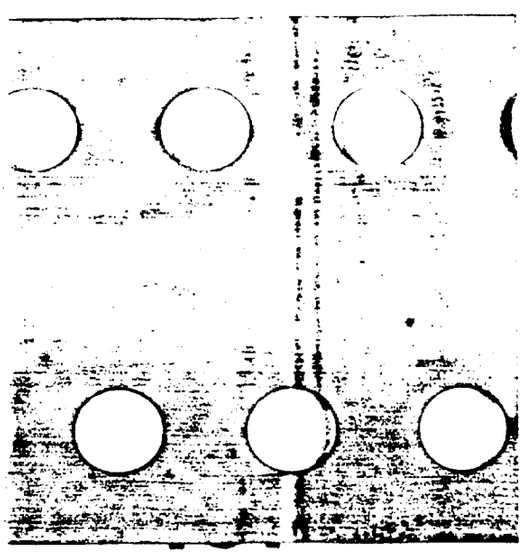
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 84750.00
				CON TX 313.39
				PRFEE 1.00
				WDEED 8.00
				TOTAL 322.39
				CHECK 322.39

02/23/94 01 08:26 0001 8208



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20172
IDENTIF. & REFERENCE

94 FEB 23 AM 8:25
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No.759101