STATE OF TENNESSEE
COUNTY OF DAVIDSON

94-863

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Matthew C. McConnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 94.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 7/23/94

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew C. McConnell	Southeastern Mortgage	53-06-0-A-CO
(NAME)	(NAME)	
2153 Riverway Drive	565 Marriott Drive, Suite 250	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN. 37138	Nashville, TN 37214	4D 93851
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, J & M Homebuilders, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew C. McConnell, 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. 166 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, page 412-413, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

BEING part of the same property conveyed to J & M Homebuilders, Inc. by deed from Waterford Associates, L.P., filed of record in Book 8914, page 457, Register's Office for Davidson County, Tennessee.

94 MAR -2 AM 11:02
FELIX A. ... REGISTER
DAVIDSON COUNTY

MAIL ENV.

22959
IDENTIFICATION REFERENCE

This is unimproved property known as 2153 Riverway Drive, Old Hickory, TN. 37138

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 their hands this 16th day of February, 19 94.

J & M Homebuilders, Inc.

Joe L. Wall
President

94-863

BOOK 9264 PAGE 968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

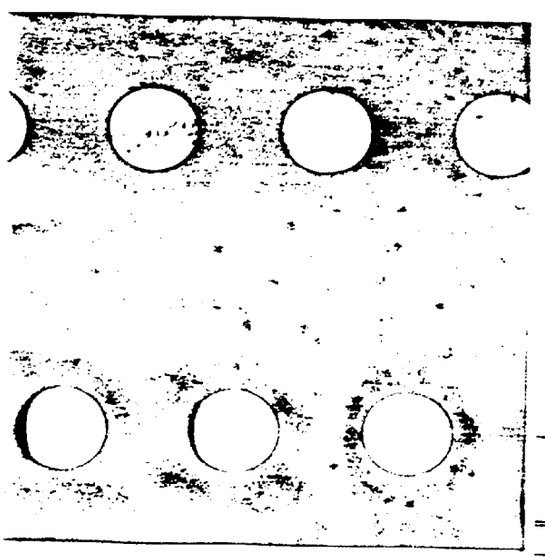
Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe L. Wall as such President and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 16th day of February, 19 94.

My commission expires 7/23/94

Janis L. Duree
Notary Public Janis L. Duree

5594 03/02 0101 03CHECK 304.63



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

RECEIVED OF _____

FOR _____

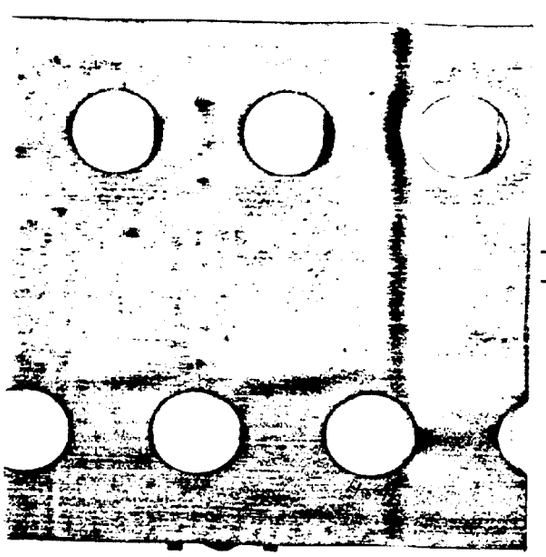
BOOK 9264 PAGE 909

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			SAMT	79900.00
			CON TX	295.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	304.63
			CHECK	304.63
03/02/94	01		11:06 0001	6594



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22959
IDENTIFICATION REFERENCE

94 MAR -2 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 762029