PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 34761)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 45641.15

Affiant

Sworn and subscribed before me this 4th day of March, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
David Rankin Lorraine Rankin 1218 Timber Valley Drive Nashville, Tennessee 37214	Cenlar Federal Savings Bank 101 Carnegie Center, CN5247 Princeton, NJ 08543	108-12-084

WARRANTY DEED

8476 03/07 0101 03CHECK 177.72

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stanley N. McNiff and spouse, Virginia R. McNiff,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Rankin and spouse, Lorraine Rankin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 111A on the plan of Zone Lot Division Lots 110, 111 and 113 of Section Four of East Lake Subdivision, of record in Book 5800, Page 245, and amended in Book 6250, page 246, Register's Office for said County.

SAID Lot No 111A, which is a corner lot, fronts 30.51 feet on the southwesterly margin of Timber Valley Drive and fronts 80.00 feet on the northwesterly margin of an unnamed fifty foot right of way, said frontages being joined by a curve having a length of 35.36 feet, and extends back 105,00 feet on the northwesterly line and 55.23 feet on the southwesterly line.

BEING the same property conveyed to Stanley N. McNiff by deed from Samuel J. Pierce, Jr., Secetary of Housing and Urban Development of record in Book 7432, Page 836, Register's Office for Davidson County.

SUBJECT To restrictive covenant contained in instrument of record in Book 6152, Page 427, said Register's Office. The plan of record in Book 5800, Page 245, and amended in Book 6250, Page 246, said Register's Office.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

Virginia R. McNiff, spouse of Stanley N. McNiff, joins in this conveyance solely for the purpose of conveying any marital interest she might have in the subject property.

It is understood and agreed that part of the consideration for the transfer of this propertyis the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to City Federal Savings Bank, of record in Book 7432, Page 839, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is improved property, known as: 1218 Timber Valley Drive, Nashville, Tennessee 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of March, 1994.

Stanley N. McNiff

Virginia R. McNiff

State of Massachusetts
County of Middlesex

On this 2nd day of March, 1994, before me the undersigned authority, personally appeared **Stanley N. McNiff and Virginia R. McNiff**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

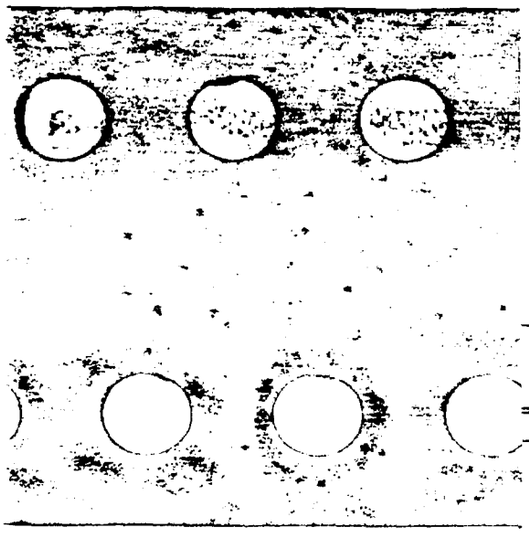
My Commission Expires: 8/7/97

IDENTIF. REFERENCE 24721 FILED FOR RECORD 1994 MAR 7 PM 12:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

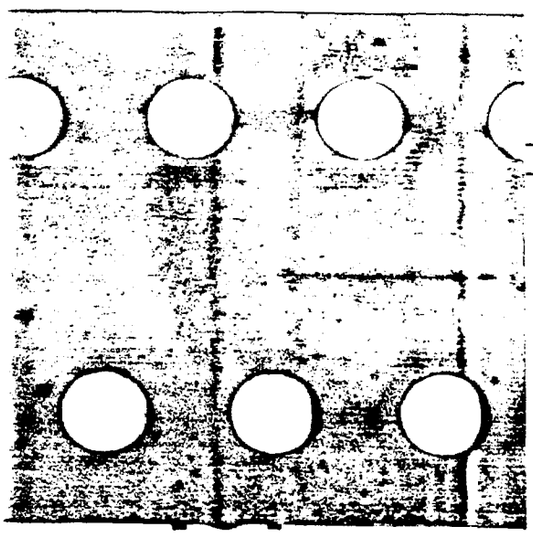
FOR _____

BOOK 9270 PAGE 390

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 45641.15
				CON TX 168.72
				PRFEE 1.00
				WDEED 8.00
				TOTAL 177.72
				CHECK 177.72
			03/07/94 01	12:46 0001 8476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24721
IDENTIF. # REFERENCE

94 MAR -7 PM 12:44

REGISTER
DAVIDSON COUNTY, TN.

No. 763885