This Instrument Prepared By:

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

WARRANTY DEED

BOOK 9271 PAGE 911

ADDRESS NEW OWNER:
Tamatha T. Deveny and John W. Boyle III
4404 Southtrace Blvd.
Old Hickory, TN 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:
MAP 064-09
GROUP
PARCEL 0277.00

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 consideration, including the assumption and agreement of Grantees to pay the balance owed on a Deed of Trust executed by James Lee Phillips and wife Christine Lee Phillips of record in Book 7482, page 448, re-recorded in Book 7494, page 273, Register's Office, Davidson County, Tennessee, to secure to Sovran Mortgage Corporation (now NationsBanc Mortgage Corporation) the payment of a promissory note dated February 29, 1988, with a current principal balance of $85,343.57, we, Stephen G. Waters and wife, Deirdre H. Elkins Waters hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tamatha T. Deveny and John W. Boyle III, both 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:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Southfork, Section Two, as of record in Book 6250, page 386, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Stephen G. Waters and Deirdre H. Elkins, both unmarried, by deed from James Lee Phillips and wife Christine Lee Phillips of record in Book 8657, page 826, Register's Office for Davidson County, Tennessee.

This is improved property known as 4404 Southtrace Blvd., Old Hickory, TN 37138.

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 Tamatha T. Deveny and John W. Boyle III, both unmarried, their heirs and assigns, forever; and we, Stephen G. Waters and wife, Deirdre H. Elkins Waters 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 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 25th day of February, 1994.

Stephen G. Waters

Deirdre H. Elkins Waters

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen G. Waters and wife, Deirdre H. Elkins Waters the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 104,843.57.

AFFIANT

Subscribed and sworn to before me this 25th day of February, 1994.

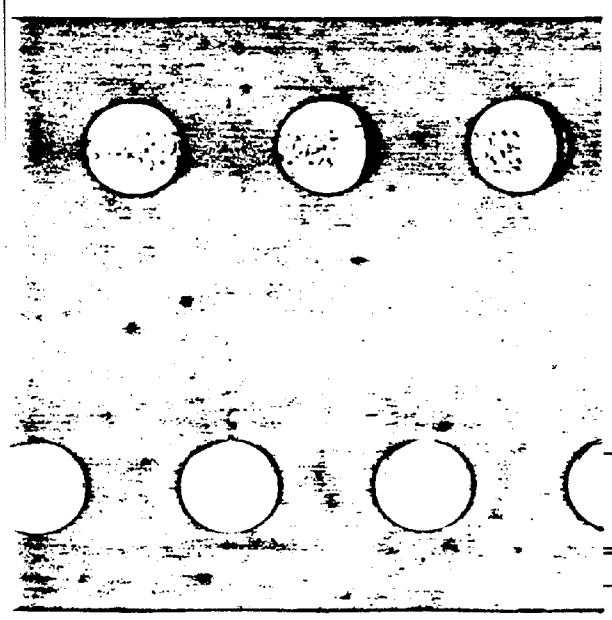
NOTARY PUBLIC

My Commission Expires: November 20, 1996

9033 03/08 0101 03CHECK 396.76

25236
IDENTIF. & REFERENCE

94 MAR -8 A 11:00
REGISTER
DAVIDSON CO. TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

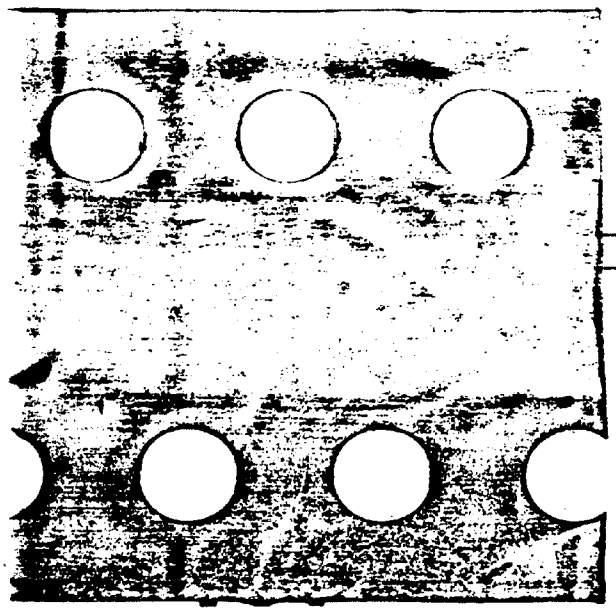
FOR _____

BOOK 9271 PAGE 913

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	
				104843-57
			CON TX	387-76
			PRFEE	1-00
			MDEED	8-00
			TOTAL	396-76
			CHECK	396-76
03/08/94	01		11:02 0001	9033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



25236
IDENTIF. & REFERENCE

94 MAR -8 AM 11:01

REGISTER
DAVIDSON COUNTY, TN.

No. 764437