Please Mail
TO

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
P. O. Box 159097
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $25,600.00.

Dennis R. Spain
Affiant

Subscribed and sworn to before me this 9th day of March, 1994.

F B Murphy Jr.
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-23-97.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Steven D. Forshee 408 Grapevine Avenue Madison, Tennessee 37115	Same	Map No. 52-9 Parcel No. 76

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FLEET FINANCE, INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEVEN D. FORSHEE, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land described as follows:

Land in Davidson County, Tennessee, being the northerly 70 feet of the southerly 145 feet of the westerly part of Lot No. 8 on the Map of Montague Park, of record in Book 421, page 141, Register's Office for said County and described as follows:

BEGINNING on the easterly margin of a 2 foot reserved strip at a point 75 feet north of the northerly margin of Grapevine Avenue, running thence eastwardly and parallel to said Avenue, 89 1/2 feet, more or less, to a point 20 feet westwardly from the easterly margin of said Lot No. 8; thence northwardly and parallel to said margin 70 feet; thence westwardly 92 feet, more or less, to the easterly margin of said reserved strip; thence southwardly with the same 70 feet to the point of beginning.

Being the same property conveyed to Fleet Finance, Inc. by deed from John M. Jordan, Successor Trustee, of record

in Book 9028, page 848, said Register's Office.

This is improved property known as 408 Grapevine Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 9TH day of March, 1994.

FLEET FINANCE, INC.

BY: _____

ITS: SENIOR VICE PRESIDENT

FLEET FINANCE, INC. SEAL TENNESSEE 1965

STATE OF GEORGIA)
COUNTY OF ~~DEKALB~~ Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JAMES W. SUMNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged HIM self to be SENIOR VICE PRESIDENT of Fleet Finance, Inc., the within named bargainor, a corporation, and that he as such JAMES W. SUMNER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by HIM self as such SENIOR VICE PRESIDENT.

Witness my hand and official seal at Atlanta, Georgia this 9TH day of March, 1994.

Beverly Medlock

NOTARY PUBLIC

BEVERLY MEDLOCK NOTARY PUBLIC FULTON CO., GA.

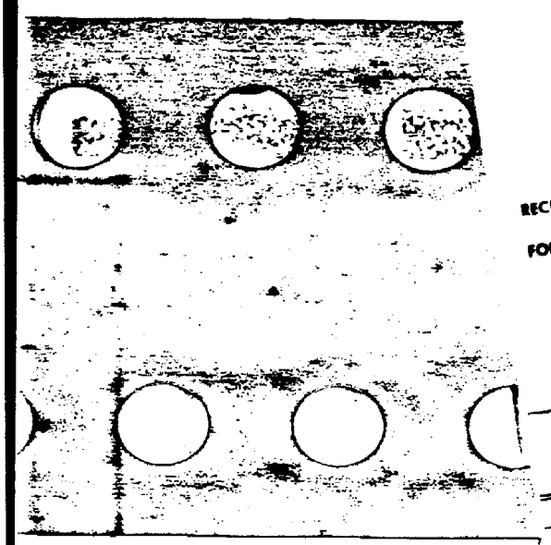
My Commission Expires: _____.

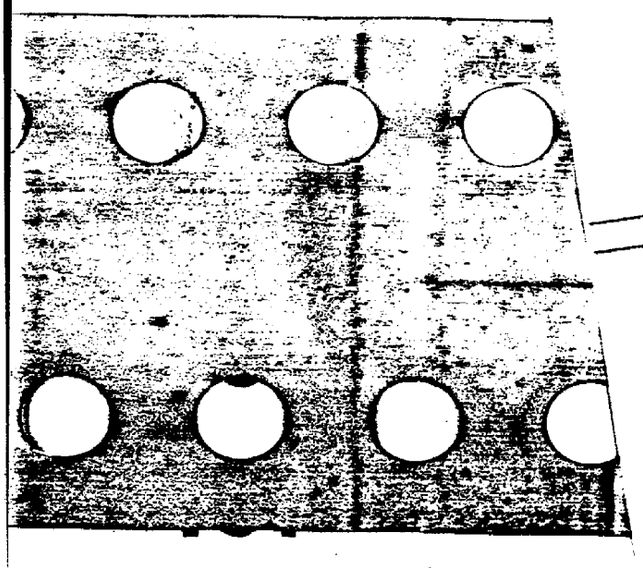
BEVERLY MEDLOCK
NOTARY PUBLIC, FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES AUGUST 12, 1997

94 MAR 14 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

27219
IDENTIF. & REFERENCE

1176 03/01/0101 03CHECK 103.72





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	25600.00
			CON TX	94.72
			PRFEE	1.00
			WDEED	8.00
			TOTAL	103.72
			CHECK	103.72

03/14/94 01 10:38 0001 1216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27249
IDENTIF. & REFERENCE

94 MAR 14 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 766