STATE OF TENNESSEE
COUNTY OF DAVIDSON

94-914

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,900.00

Paul A. Wellnitz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 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	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Paul A. Wellnitz	SEND TAX BILLS TO: NationsBanc Mortgage Corp.	53-6-B-26-CO
(NAME) 1805 Merritt Street	(NAME) P. O. Box 353	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN. 37138	(STREET ADDRES) Louisville, KY 40201-0353	4D 93904
(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 Paul A. Wellnitz and wife, Pamela A. Wellnitz

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. 160 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, pages 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 9201, page 491, Register's Office for Davidson County, Tennessee.

0248 04/05 0101 03CHECK 356.43

35631

IDENTIF. ↑ REFERENCE

94 APR -5 PM 3:39

DAVIDSON COUNTY, TN.

This is improved property known as 1805 Merritt Street, 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 hand s this 4th day of April, 19 94.

J & M Homebuilders, Inc.

Joe L. Wall
Joe L. Wall
President

94-914

BOOK 9302 PAGE 746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

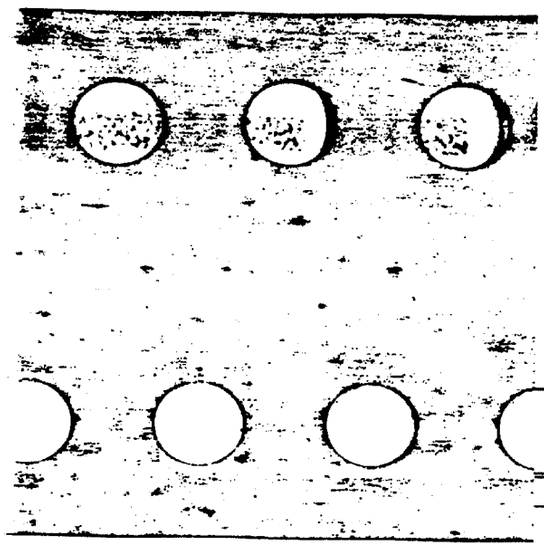
Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) 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 Old Hickory Tennessee on this the 4th day of April, 19 94.

My commission expires 7/23/94

Notary Public Janis L. Duree

STATE OF TENNESSEE



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

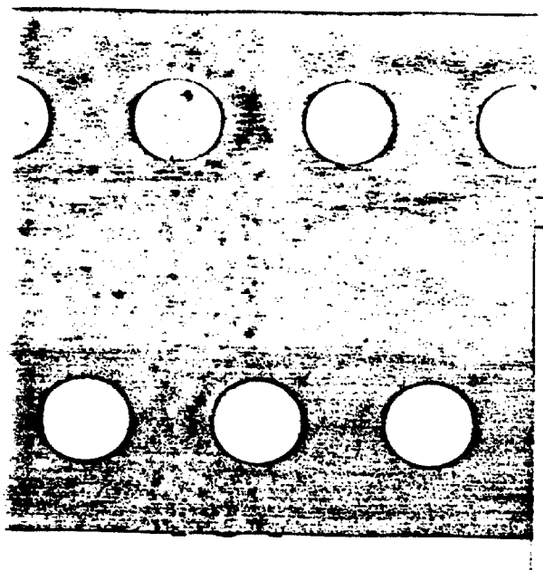
RECEIVED OF _____

FOR _____

BOOK 9302 PAGE 747

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 93900.00
				CON TX 347.43
				PRFEE 1.00
				WDEED 8.00
				TOTAL 356.43
				CHECK 356.43
04/05/94	01			15:40 0001 0248



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35631
IDENTIF. # REFERENCE

94 APR -5 PM 3:39
REGISTER
DAVIDSON CO. TN.

No. 775500