PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2105 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 34931)
Dav. Co. File: Box 8

PERCY [illegible] 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: $ 84000.00

Affiant

Sworn and subscribed before me this 22nd day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:
Debra J. Zelnio
4202 Wyoming Avenue
Nashville, Tennessee 37209

RESPONSIBLE FOR PAYMENT OF TAXES:
BarclaysAmerican/Mortgage Corporation
5032 Parkway Plaza Boulevard
Charlotte, North Carolina 28217

MAP-PARCEL NUMBERS
103-04-082

WARRANTY DEED

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 **Mary Jean Hamilton, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Debra J. Zelnio, a single person,** 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. 103 of Block 6 on the plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 103 fronts 50 feet on the northerly margin of Wyoming Avenue formerly 6th Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Mary Jean Hamilton, unmarried, by deed from Nannie Sue Wheeler McMahon, unmarried, of record in Book 7434, page 449, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

94 APR 29 AM 11:04
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

41308

This is improved property, known as: 4202 Wyoming Avenue, Nashville, Tennessee 37209

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 22nd day of April, 1994.

Mary Jean Hamilton

9785 04/29/94 01 03CHERK 319.80

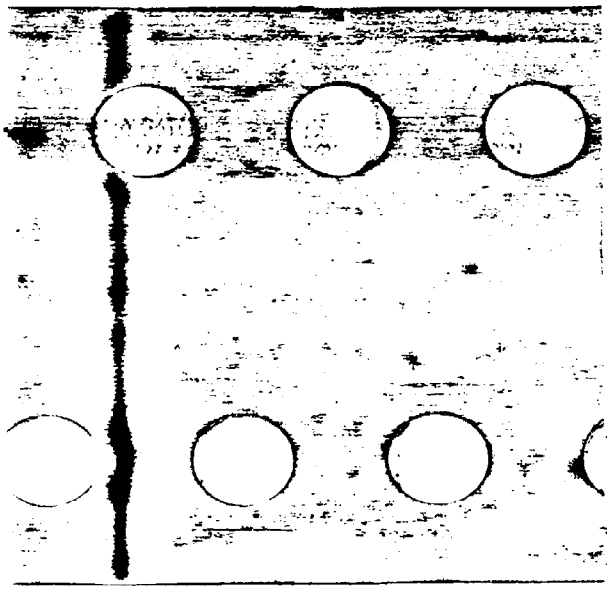
State of Tennessee
County of Davidson

On this 22nd day of April, 1994, before me the undersigned authority, personally appeared **Mary Jean Hamilton,** 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.

My Commission Expires:

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

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

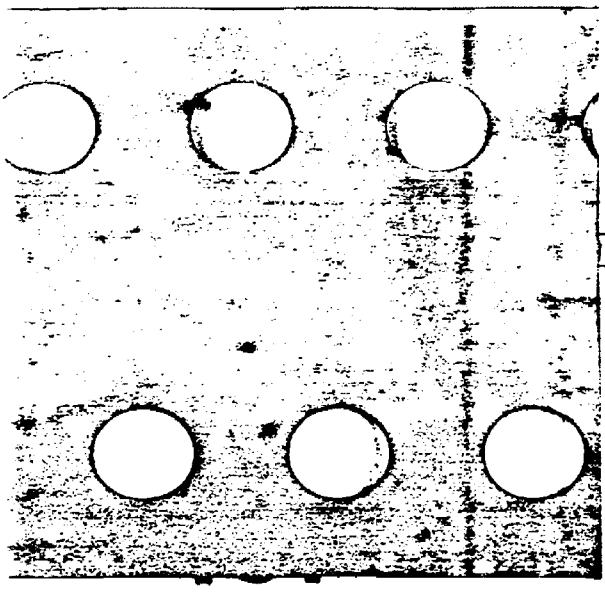
RECEIVED OF _____

FOR _____

BOOK 9327 PAGE 232

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 84000.00	
			CON TX 310.80	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 319.80	
			CHECK 319.80	
04/29/94	01		11:06 0001 9785	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44308
IDENTIF. & REFERENCE

94 APR 29 A 11:04
REGISTER
DAVIDSON COUNTY, TN.

No. 784896