2 of 2

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[David A. Lumsden	Fleet Real Estate Funding Corp.	MAP and PARCEL
[Shara Johnson Lumsden	Attn: Tax Dept.	
[1713 Aaronwood Drive	324 W. Evans St., PO Bx 100537	63-16-A-71
[Old Hickory, TN 37138	Florence, SC 29501-0537	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Carlton Ross Heflin, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **David A. Lumsden and Shara Johnson Lumsden, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

0330 05/02 0101 03CHECK 402.15

Being Lot Number 110 on the Plan of Chitwood Downs, of record in Plat Book 6900, at Pages 550 thru 552 and corrected in Book 7462, Page 445, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Amendment to change name of record of record in Book 8181, Page 112, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carlton Ross Heflin, by deed of record in Book 7954, Page 535, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Lori Lynn Heflin, of record in Book 8889, Page 404, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1713 Aaronwood Drive, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes remaining in escrow and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6900, Pages 550, 551 and 552, as corrected in Book 7462, Page 445, and amended in Book 8181, Page 112, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 7351, Page 852, as amended in Book 7451, Page 739, Book 8336, Page 393, said Register's office; 4) Surveyor's Certificate of Correction of record in Book 8110, Page 401, said Register's office. 5) Deed of Trust executed by Carlton R. Heflin and wife, Lori Lynn Heflin to Vicki L. Smith, or Richard Smith or Bruce Kleinschmidt,, Trustee of record in Book 7954, Page 538, dated September 29, 1989 and secured to CTX Mortgage Company in the principal amount of $94,700.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 7954, page 538, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $106,256.26
[
[Affiant
[Subscribed and sworn before me this 28th day of April, 1994.
[
[My Commission Expires: 9/23/94 Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9328 PAGE 977

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **April, 1994**.

Carlton Ross Heflin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Carlton Ross Heflin, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this ~~28th~~ 29th day of **April, 1994**.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **28th** day of **April, 1994.**

Notary Public
My Commission Expires:

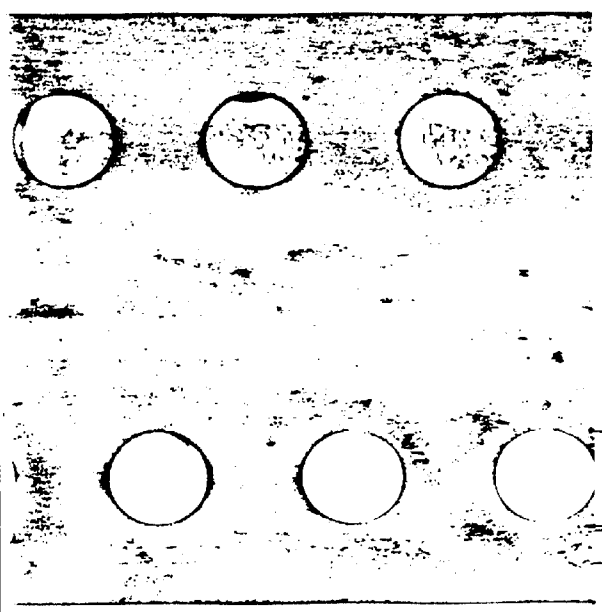
File No. 9404-132

94 MAY -2 AM 9:30

DAVIDSON COUNTY, TN.

44797

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

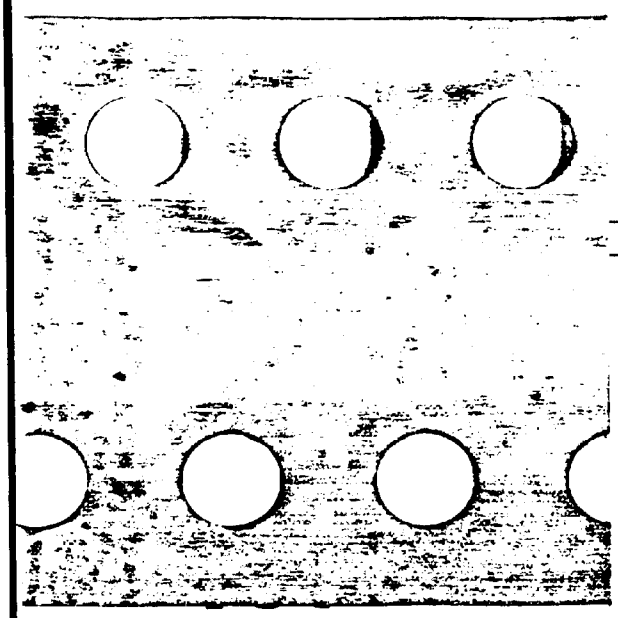
RECEIVED OF _____

FOR _____

BOOK 9328 PAGE 978

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 106256.26
CON TX 393.15
PRFEE 1.00
WDEED 8.00
TOTAL 402.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 402.15

05/02/94 01 09:29 0001 0330

44797

IDENTIFICATION REFERENCE

94 MAY -2 AM 9:30

REGISTER
DAVIDSON COUNTY, TN.

No. 785425