STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 39,144.36
Martha S Ballard
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF April 19 94
Wanda F. Fulton
Notary Public
MY COMMISSION EXPIRES: 9/28/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha S. Ballard (NAME)	STM Mortgage Company (NAME)	117-3B-121
2601 Hillsboro Road (ADDRESS)	1250 Mockingbird Lane (ADDRESS)	7DA-80240
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Dallas, Texas 75247 (CITY) (STATE) (ZIP)	

FOR AND 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, Elizabeth Catherine Phillips and husband, Michael Kokkoris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha S. Ballard

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 Unit No. H-10, The Villager Condominiums, of record in Book 5200, page 154 as revised in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Elizabeth Catherine Phillips, unmarried, by deed from Robert M. Brewer, Jr., a single person, of record in Book 6876, Page 816, Register's Office for Davidson County, Tennessee.

Grantee hereby agrees to assume indebtedness secured by Deed of Trust to Leader Federal Mortgage, Inc. of record in Book 6876, Page 811, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete terms and conditions. Said Deed of Trust is presently serviced by STM Mortgage Company.

Michael Kokkoris joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Elizabeth Catherine Phillips .

mproved ( )
nproved (X) property, known as 2601 Hillsboro Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 d 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 nd the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 gular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

tness our hand s this 29th day of April 19 94

Elizabeth Catherine Phillips
Elizabeth Catherine Phillips

Michael Kokkoris
Michael Kokkoris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9330 PAGE 635

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Catherine Phillips and husband, Michael Kokkoris

the bargainor s, with whom I am personally acquainted or 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 Brentwood, Tennessee, this 29th day of April 19 94.

Commission expires 9/28/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Elizabeth Catherine Phillips
and husband, Michael Kokkoris

TO

Martha S. Ballard

RETURN TO:

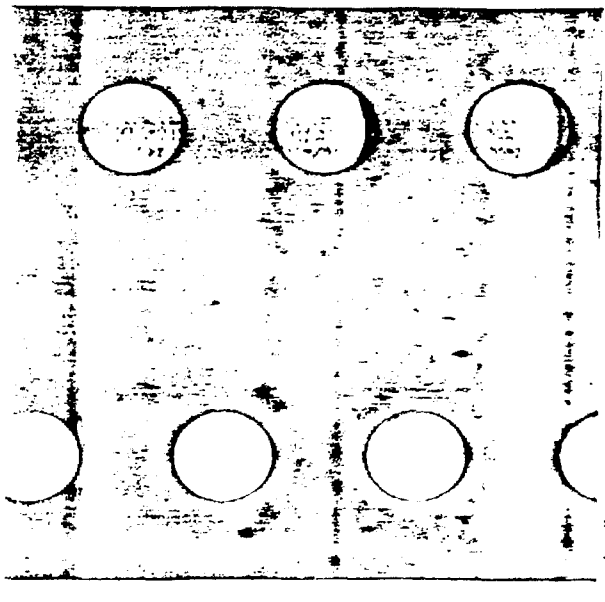
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

94 MAY -2 PM 3:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0924 05/02 0101 03CHECK 153.83

IDENTIF. & REFERENCE

45362



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

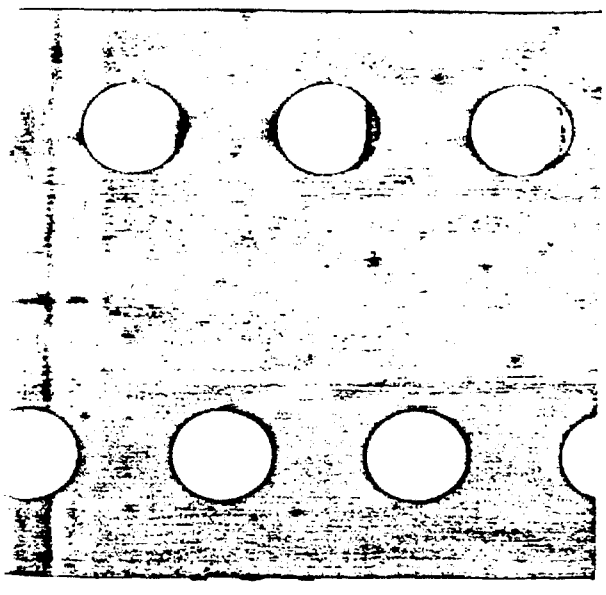
RECEIVED OF _____

FOR _____

BOOK 9330 PAGE 636

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 39144.36
CON TX 144.83
PRFEE 1.00
WDEED 8.00
TOTAL 153.83
CHECK 153.83

05/02/94 01 15:47 0001 0924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45362
IDENTIF. ↑ REFERENCE

94 MAY -2 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786016