FILE NO. 32487

FILE BOX "7"

BOOK 9346 PAGE 39

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,290.37

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 19 94

Notary Public

MY COMMISSION EXPIRES: 2-23-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANN CAROLYN SHUMATE (NAME)	UNION PLANTERS -MTG. SERVICING (NAME)	150-3-389
2903 Sheana Way (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3137 (STREET ADDRESS)	2DX 3765
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38173-0137 (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, I, SUANNE A. OAKLEY WASHINGTON and husband, JERALD WASHINGTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN CAROLYN SHUMATE, Unmarried

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 Lot No. 91-B, Zone Lot Division of Lot 91, Chelsea of Priest Lake, Section 2-A of record in Book 6250, page 955, said Register's Office.

SAID Lot No. 91-B being a corner lot, fronts 42.34 feet on the southerly margin of Chelsea Way and fronts 59.86 feet on the easterly margin of Sheana Way, said frontages being joined by a curve measuring 36.08 feet; the easterly line of said lot extends back 96.26 feet and intersects the southerly line which measures 89.81 feet thereon.

BEING the same property conveyed to Suanne A. Oakley, Unmarried, by Quitclaim Deed from Bruce A. Oakley of record in Book 7921, page 700, Register's Office for Davidson County, Tennessee, and by deed from Philhall Corporation of record in Book 6893, page 612, Register's Office for said County. JERALD WASHINGTON, husband of SUANNE A. OAKLEY WASHINGTON joins in this conveyance.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to COMMERCE UNION BANK, of record in Book 6893, page 615, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH UNION PLANTERS MORTGAGE SERVICING.

This is (unimproved / improved X) property, known as 2903 Sheana Way, Antioch, Tennessee 37013
(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 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 my hand this 13th day of May, 19 94

Suanne A. Oakley Washington Jerald Washington

SUANNE A. OAKLEY WASHINGTON JERALD WASHINGTON

BOOK 9346 PAGE 40

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SUANNE A. OAKLEY WASHINGTON and husband, JERALD WASHINGTON

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 Nashville, Tennessee, this 13th day of May, 1994.

Notary Public

Commission Expires 7/23/94

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

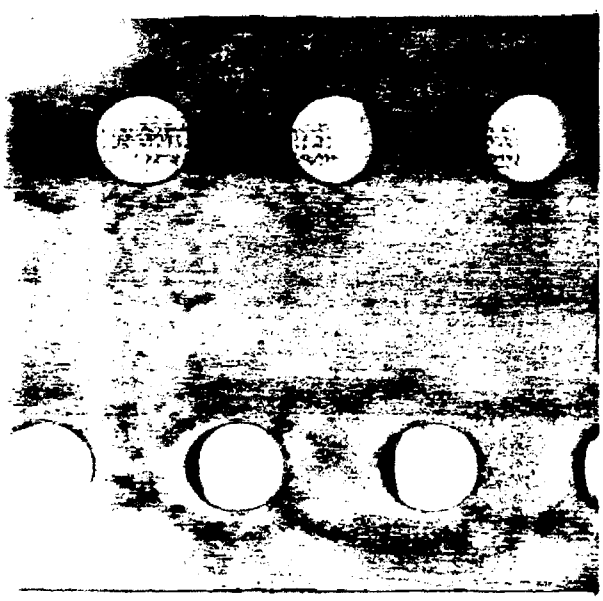
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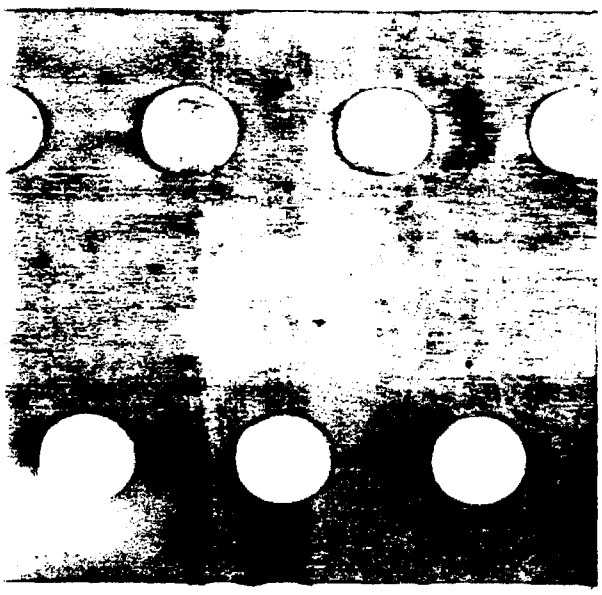
94 MAY 16 PM 2:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

50443





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9346 PAGE 41

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 66290.37
CON TX 245.31
PRFEE 1.00
WDEED 8.00
TOTAL 254.31
CHECK 254.31
05/16/94 01 14:18 0001 6476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50443
IDENTIF. ✦ REFERENCE

94 MAY 16 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 791499