THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 88,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 19th day of May 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BONNIE SUE BOLAND 1007 Caruthers Avenue Nashville, Tennessee 37204	SUNBELT NATIONAL MORTGAGE 2974 LBJ Freeway Suite 200 Dallas, Texas 75234	MAP 118-1 PARCEL 181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY EIGHT THOUSAND AND NO/100---------- ($ 88,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, STEPHEN RICHARDSON AND WIFE, ESTHER MADRIZ hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BONNIE SUE BOLAND, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 11 and 12 on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Stephen Richardson and Esther Madriz by deed from James A. Holland and wife, Kathleen M. Holland, of record in Book 7302, page 213, Register's Office for Davidson County, Tennessee

FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.
94 MAY 23 AM 8:43
52579
IDENTIF. & REFERENCE

This is improved property known as 1007 Caruthers Avenue, Nashville, Tennessee 37204

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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19th day of May, 19 94.

Stephen Richardson
STEPHEN RICHARDSON
By Brigida Perez
ATTY in FACT

Esther Madriz
ESTHER MADRIZ
By Brigida Perez
ATTY in FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN RICHARDSON AND WIFE, ESTHER MADRIZ, 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 this 19th day of May, 19 94.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of May, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BRIGIDA PEREZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of STEPHEN RICHARDSON and ESTHER MADRIZ, and acknowledged that she executed the same as the free act and deed of the said STEPHEN RICHARDSON and ESTHER MADRIZ.

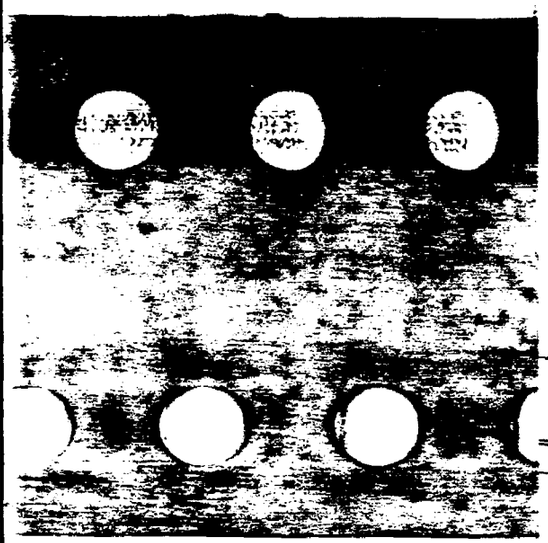
Witness my hand and official this 14th day of May, 1994.

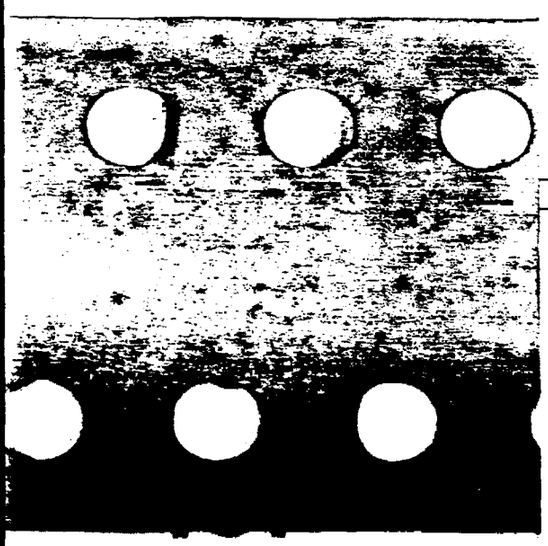
Mitchell A. Watts
Notary Public

My commission expires: 11-22-97

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

94-3 05/23 0101 03CHECK 334.60





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

RECEIVED OF _____

FOR _____

BOOK 9352 PAGE 628

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	88000.00
			CON TX	325.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	334.60
			CHECK	334.60
		05/23/94	01	08:43 0001 9813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52579
IDENTIF. # REFERENCE

94 MAY 23 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 793811