STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

David P Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(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
David P. Perry (NAME)	Biltmore Mortgage Corporation (NAME)	146-04-0
4796 Trousdale Drive (ADDRESS)	4301 Hillsboro Road, Suite 300 (ADDRESS)	186.00
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	6DU-81130

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, Sandra S. Askins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David P. Perry and wife, Narieta A. Perry

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 part of Lot No. 2 on the Plan of Magnolia Hall, of record in Book 5800, page 197, and being Lot No 2B on the amended plan of Zone Lot Division - Lot 2, Magnolia Hall, of record in Book 5200, page 783, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Beginning at a point in the easterly margin of Trousdale Drive at the common front corners of Lots 2A and 2B on the said amended plan of Magnolia Hall; thence, leaving Trousdale Drive with the common lines of Lots 2A and 2B, N 87 degrees 35' 37" E 73.82 feet to a point; thence, S 2 degrees 24' 23" W 0.33 feet to a point; thence, N 87 degrees 35' 37" E 28.80 feet to a point; thence S 2 degrees 24' 23" W 0.33 feet to a point; thence N 87 degrees 35' 37" E 53.73 feet to the westerly line of Lot 7 of Magnolia Hall, of record in Book 5800, page 197, said Register's Office; thence, S 3 degrees 04' 02" E 37.60 feet to a point; thence N 88 degrees 31' 50" W 151.04 feet to the easterly margin of Trousdale Drive; thence with said Drive, N 1 degree 28' 10" E 28.12 feet to a point of beginning.

Being the same property conveyed to Sandra S. Askins, unmarried, by deed from Jerry D. Mayes and wife, Dana L. Mayes, of record in Book 7073, Page 514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1994 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5800, page 197, as amended in Book 5200, page 783; restrictions of record in Book 6213, page 359; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4796 Trousdale Drive, Nashville, Tennessee 37220
(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 20th day of May 19 94

Sandra S Askins
Sandra S. Askins

STATE OF TENNESSEE
COUNTY OF

BOOK 9352 PAGE 874

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra S. Askins, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of May 19 94

Commission expires 11/20/96

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

Sandra S. Askins

TO

David P. Perry and wife,
Narieta A. Perry

MAIL ENV.

94 MAY 23 AM 9:46
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

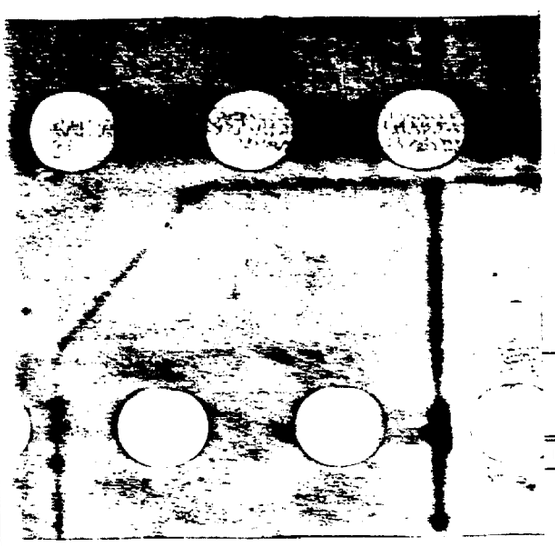
52699

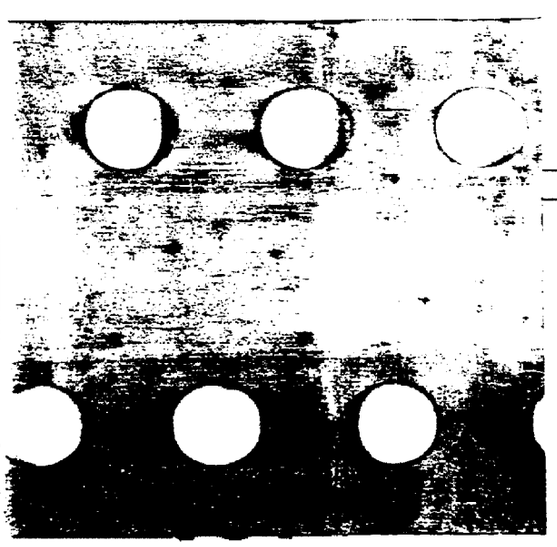
RETURN TO:

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

3977 05/23 0102 03CHECK

286.50





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

RECEIVED OF _____

FOR _____

BOOK 9352 PAGE 875

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	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.50
			CHECK	286.50
05/23/94	01	09:45	0001	8947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52699
IDENTIF. & REFERENCE

94 MAY 23 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 793945