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STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,365.30

Teresa L. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: 6/1/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5311 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Hayes (NAME)	Wachovia Mortgage Company (NAME)	150-70-23
3272 New Towne Road (ADDRESS)	P. O. Box 3174 (ADDRESS)	
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	Winston-Salem, NC 27102 (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, James Patrick Walsh and Alan B. Thomas, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Hayes

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:

Being Lot No. 107 on the Plan of Towne Village of The Country, Section I, as of record in Book 5200, pages 55 and 56, said Register's Office.

Said Lot No. 107 fronts 65 feet on the northerly margin of New Towne Road and extends back 206.86 feet on the easterly line and 206.86 feet on the westerly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to James Patrick Walsh and Alan B. Thomas, Jr. by deed from Daniel W. McEachern and wife, Joe Ann McEachern, of record in Book 5578, page 612, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain trust deed dated March 14, 1979 and filed for record in the office for the Register of Deeds of Davidson County, Tennessee, in Book 5405, page 371 and note of even dated thereby secured, in the original principal amount of $45,800.00 payable to Commerce Union Bank, now payable to Wachovia Mortgage Company, which debt the grantee herein assumes and agrees to pay as part of the purchase price.

unimproved ( )
This is improved (X) property, known as 3272 New Towne Road, Nashville, 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 our hand s this 18th day of May 19 94

James Patrick Walsh by his attorney in fact Brenda Tindell
James Patrick Walsh

Alan B. Thomas, Jr. by his attorney in fact Brenda Tindell
Alan B. Thomas, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Patrick Walsh and Alan B. Thomas, Jr.

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 18th day of May 19 94.

Commission expires _____

_____
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

State of Tennessee
County of Williamson

On this 18th day of May, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brenda Tindall, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of James Patrick Walsh and Alan B. Thomas, Jr., and acknowledged that she executed the same as the free act and deed of said James Patrick Walsh and Alan B. Thomas, Jr.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of May, 1994.

My Commission Expires: 6/1/97

Daphne D Barnes
Notary Public

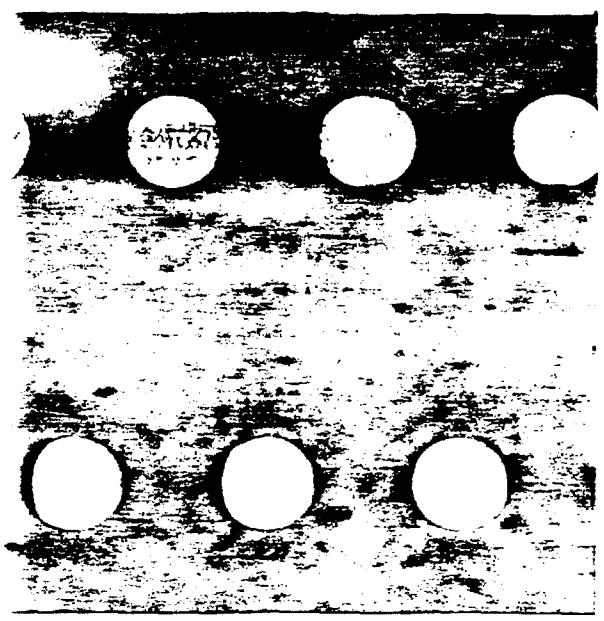
94 MAY 23 AM 11:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

52923

[illegible] 05 23 2:01 03CHECK

743.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

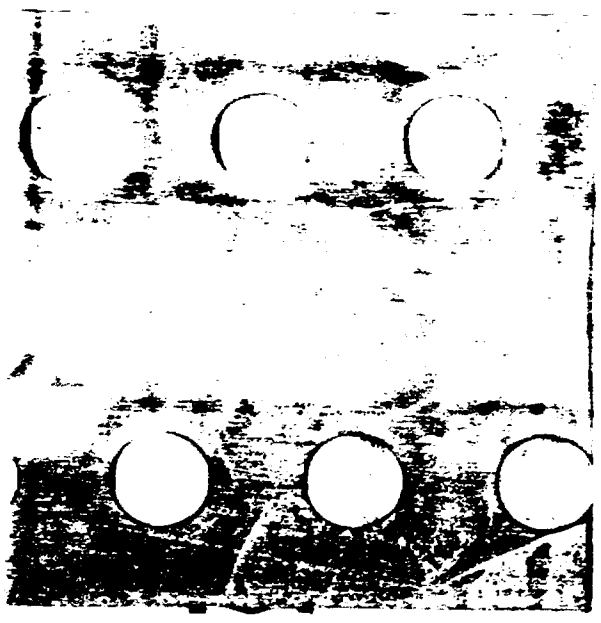
RECEIVED OF _____

FOR _____

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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 63365.30
DON TX 234.58
PRFEE 1.00
MDEED 8.00
TOTAL 243.58
CHECK 243.58

[illegible] DL 11:36 0001 9192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52923
IDENTIF. ↑ REFERENCE

94 MAY 23 AM 11:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 794187