Box 1

BOOK 9355 PAGE 413

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,657.16

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman W. DePriest	American Home Funding	162-05-0
(NAME) 404 Ashlar Circle	(NAME) 2812 Emerywood Parkway	288
(ADDRESS) Nashville, TN 37211	(ADDRESS) Richmond, Va 23294	5DU-38341
(CITY) (STATE) (ZIP)	(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, Sandra F. Sellers F/K/A Sandra F. Burton and husband, Michael Sellers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman W. DePriest and wife, Diane DePriest

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. 34 on the Plan of Hickory View, Section 1, of record in Plat Book 5210, Page 221, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sandra F. Burton by deed of record in Book 6846, Page 947, Register's Office for Davidson County, Tennessee.

Michael Sellers joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Michael Sellers by Sandra F. Sellers as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9355, Page 412, in the Register's Office for Davidson County, Tennessee.

9972 05/24 0101 03CHECK 222.54

unimproved ( )
This is improved (XX) property, known as 404 Ashlar Circle, Nashville, TN 37211
(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 1994

Sandra F. Sellers

Michael Sellers
by Sandra F Sellers his atty in fact

DCTN01WC

BOOK 9355 PAGE 414

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 Sandra F. Sellers

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 _____ Antioch, Tennessee, this 13th day of May 19 94

Commission expires October 9, 1995

Loni Holloway
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 Davidson

On this May 13, 1994 before me personally appeared Sandra F. Sellers, the person who executed the foregoing instrument on behalf of Michael Sellers, and acknowledged that they executed the same as the free act and deed of the said Michael Sellers, through Power of Attorney granted Sandra F. Sellers by the said Michael Sellers.

Commission Expires: 10/9/95

Loni Holloway
Notary Public

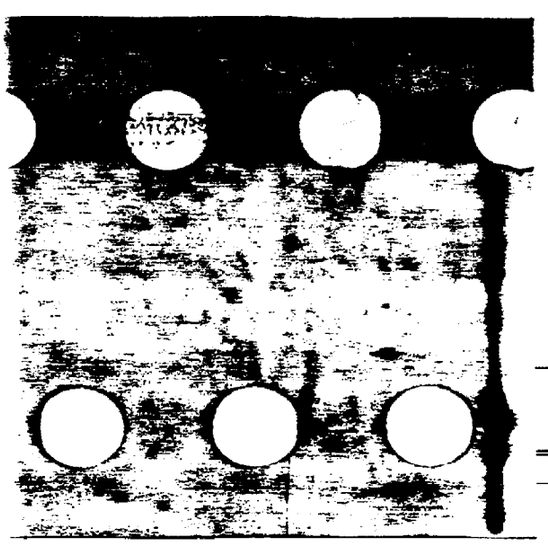
53568

IDENTIFICATION REFERENCE

94 MAY 24 PM 2:11

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9355 PAGE 415

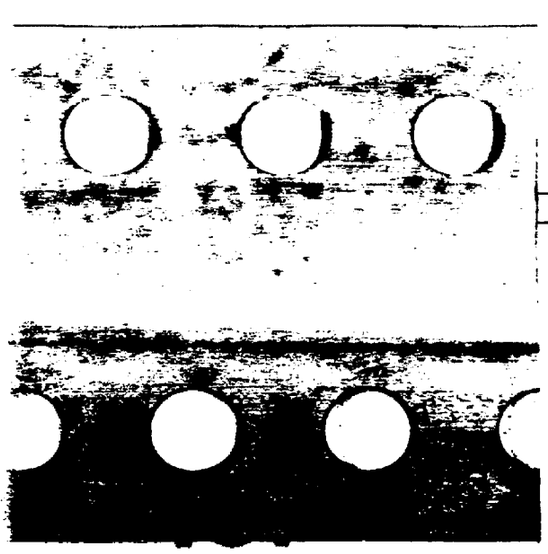
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57657.16
CON TX 213.54
PRFEE 1.00
WDEED 8.00
TOTAL 222.54
CHECK 222.54

05/24/94 01 14:11 0001 9972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



53668
IDENTIF. & REFERENCE

94 MAY 24 PM 2:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 794962