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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,703.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 19 94

Notary Public

MY COMMISSION EXPIRES: March 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy M. Cornelius, Jr. (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 150-03
2919 Sheana Way (ADDRESS)	P.O. Box 353 (ADDRESS)	PARCEL 326
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Louisville, KY 40201 (CITY) (STATE) (ZIP)	02DX03702

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, Mark A. Dershem and wife, Ruth Dershem

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy M. Cornelius, Jr., 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:

BEING Lot No. 95B, Zone Lot Division of lots 95 though 100 on the Plan of Chelsea of Priest Lake, Section 2-B, of record in Plat Book 6250, page 786, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mark A. Dershem and wife, Ruth Dershem by deed from Rose Yates and husband, Kenneth Yates, of record in Book 8606, Page 225, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 786, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Rose Yates and husband, Kenneth Yates, to Citizens and Southern Mortgage Company, dated October 31, 1989, and filed for record in Book 7973, Page 463, Register's Office for said County, with an unpaid principal amount of approximately $49,203.67, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

57505

IDENTIFICATION REFERENCE

CLERK & MASTER
DAVIDSON CO. TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property known as 2919 Sheana Way, Antioch, TN 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 1st day of June 19 94

Mark A. Dershem

Ruth Dershem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Dershem and wife, Ruth Dershem

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 1st day of June

Commission expires March 25, 1995

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 _____.

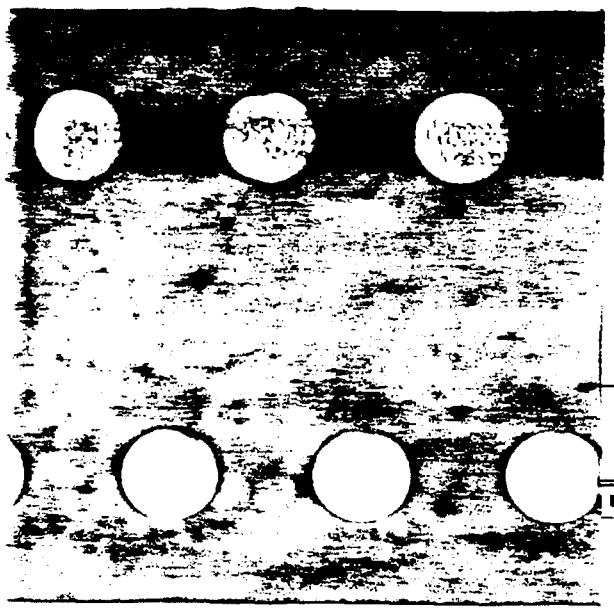
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

2228 06/06 0101 03CHECK

237.29



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

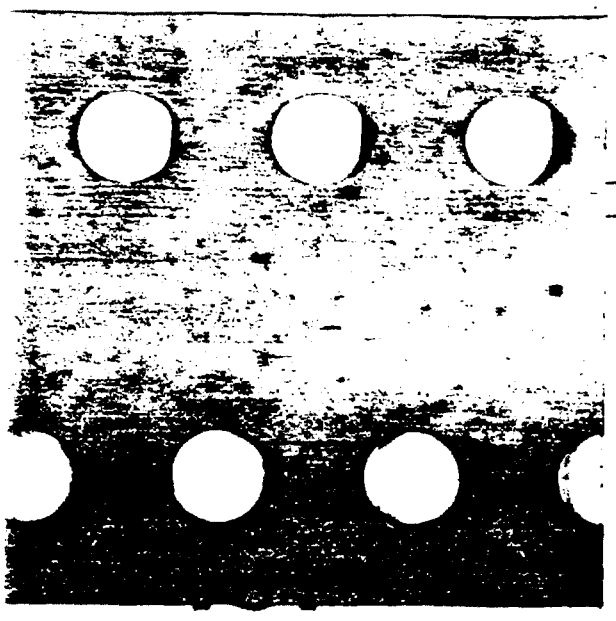
RECEIVED OF _____

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	61703.67
			CON TX	228.29
			PRFEE	1.00
			WDEED	8.00
			TOTAL	237.29
			CHECK	237.29
06/06/94	01	08:46	0001	2228



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57505
IDENTIF. & REFERENCE

94 JUN -6 AM 8:44
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 799005