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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 161,000.00

Bryan Gersmehl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: 5/24/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark S. Gersmehl (NAME)	Biltmore Mortgage Corporation (NAME)	MAP 129-1
6616 Jocelyn Hollow Road (ADDRESS)	4301 Hillsboro Road, Suite 300 (ADDRESS)	PAR 9
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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, Patrick J. Higgins and wife, Sarah Higgins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark S. Gersmehl and wife, Brynn Gersmehl

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. 957 on the Plan of West Meade Farms Inc. Section XV, of record in Plat Book 2663, pages 54 & 55 Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick J. Higgins, unmarried by deed from Warren J. Hartman and wife, Mary Jane H. Hartman of record in Book 7384, page 377, said Register's Office.

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

Sarah Higgins joins in signing this Warranty Deed to convey any and all marital rights she may have in subject property.

57988

IDENTIFICATION REFERENCE

94 JUN -6 PM 2:00

PELLA A. HUTCHISON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 6616 Jocelyn Hollow Road, Nashville, Tennessee 37205
(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 3rd day of June, 19 94

Patrick J. Higgins

Patrick J. Higgins

Sarah E. Higgins

Sarah Higgins

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 Patrick J. Higgins and wife, Sarah Higgins

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 3rd day of June 19 94.

Commission expires 5/24/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

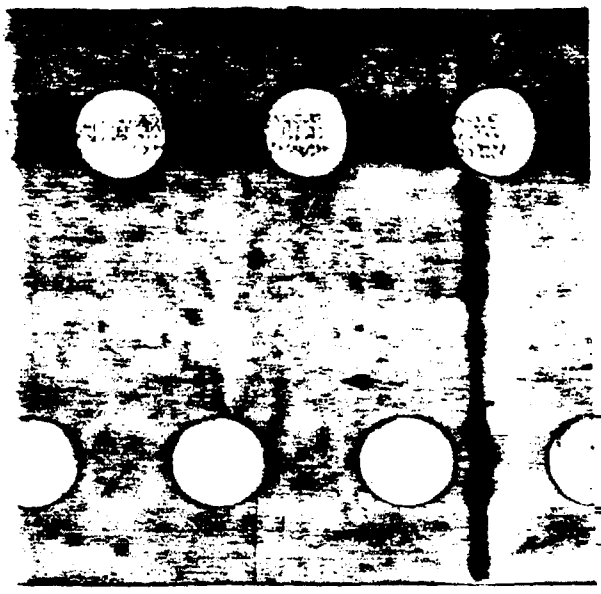
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

2765 06/06 0101 03CHECK 604.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

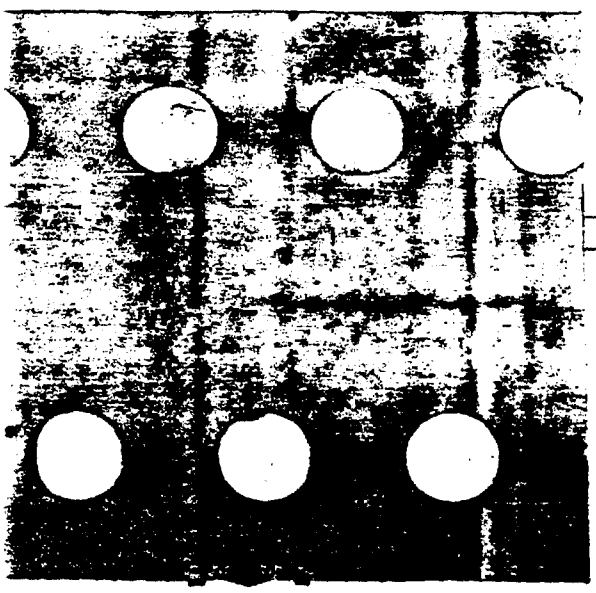
RECEIVED OF _____

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 161000.00
CON TX 595.70
PRFEE 1.00
MDEED 8.00
TOTAL 604.70
CHECK 604.70

06/06/94 01 14:02 0001 2765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57988
IDENTIF. & REFERENCE

94 JUN -6 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 799540