This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 9375 PAGE 440

ADDRESS NEW OWNER:
Richard S. Barkoskie
P. O. Box 1121
Antioch, TN 37011

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Countrywide Funding Corporation
155 N. Lake Avenue, P.O. Box 7137
Pasadena, CA 91109-7137

MAP AND PARCEL:
MAP 162-9-A
PARCEL 46 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Bruce Construction hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard S. Barkoskie, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No 46, Building No. 6 in a Horizontal Property Regime of Hickory Valley Condominiums, Phase II of record in Plat Book 4480, page 133, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Bruce Construction, by deed from Keith R. Bruce, unmarried of record in Book 9132, Page 473, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Countrywide Funding Corporation of record in Book _____, Page _____, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Hickory Valley Condominium, Phase II, of record in Book 4659, page 32, and as amended in Book 4937, Page 429, Register's Office for Davidson County, Tennessee.

This is improved property known as 5510 Country Drive, #46, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard S. Barkoskie, unmarried, his heirs and assigns, forever; and we, Bruce Construction do covenant with the said Grantee 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 successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of June, 1994. BOOK 9375 PAGE 441

Bruce Construction

Sandra W. Bruce

Sandra W. Bruce, partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandra W. Bruce as, partner of Bruce Construction, 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 and who further acknowledged that she is the, partner of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of June, 1994.

Jean N. Hart

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4949 06/10 0101 03CHECK 191.74

The actual value or consideration, whichever is greater, for this transfer is $ 50,159.35.

Patricia Lowe

AFFIANT

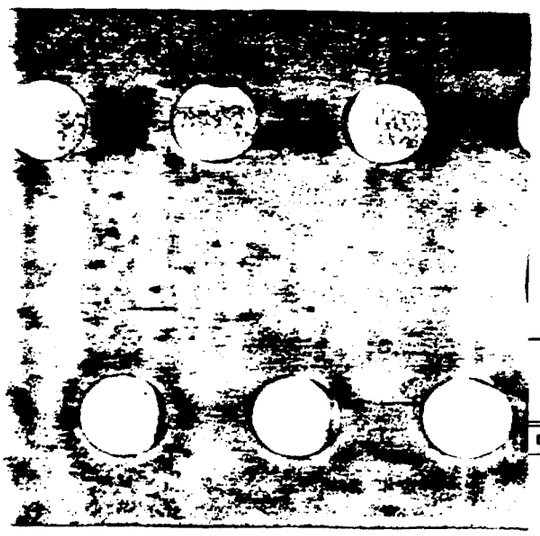
Subscribed and sworn to before me this 10th day of June, 1994.

Jean N. Hart

NOTARY PUBLIC
My Commission Expires: 3/22/97

59993
IDENTIF. ↑ REFERENCE

94 JUN 10 PM 2:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

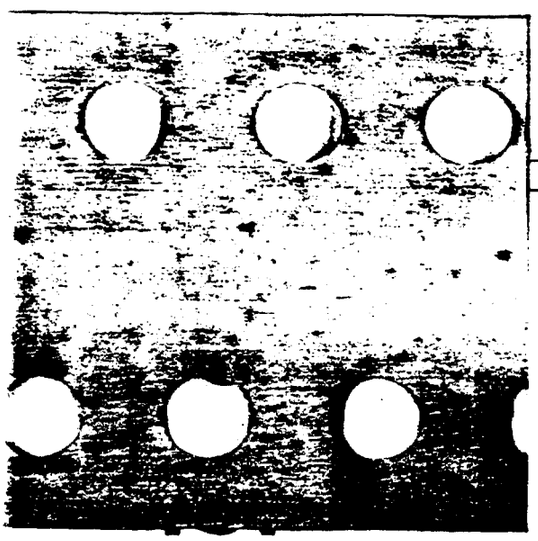
RECEIVED OF _____

FOR _____

BOOK 9375 PAGE 442

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 50159.35
MOR TX 182.74
PRFEE 1.00
WDEED 8.00
TOTAL 191.74
CHECK 191.74

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/10/74 01 14:57 0001 4949

59993
IDENTIF. ↑ REFERENCE

94 JUN 10 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 801703