BOOK 9377 PAGE 696

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 102,200.00

Affiant

Subscribed and sworn to before me, this 31st day of May 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES D. WEAVER 217 Carriage Drive Nashville, Tennessee 37221	FRANKLIN AMERICAN MORTGAGE 214 Overlook Court Suite 150 Brentwood, Tennessee 37027	MAP 142-2 PARCEL 165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWO THOUSAND TWO HUNDRED AND NO/100---------- ($ 102,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, HAL G. SENSING AND WIFE, PATRICIA N. SENSING hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES D. WEAVER AND WIFE, HEIDI WEAVER 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. 210 on the Plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee.

SAID Lot No. 210 fronts 85.0 feet on the northerly margin of Carriage Drive and extends back 150.43 feet on the easterly line and 155.63 feet on the westerly line to a dead line in the rear, measuring 94.92 feet thereon.

BEING the same property conveyed to Hal G. Sensing and wife, Patricia N. Sensing, by deed from Donald R. Savley and wife, Charleine Savley, of record in Book 6487, page 163, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER
JUN 14 AM 9:44

60788

This is improved property known as 217 Carriage Drive, Nashville, Tennessee 37221

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Cross Timbers, Section 4 of record in Book 4174, page 54, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of May, 19 94.

Hal G. Sensing
HAL G. SENSING

Patricia N. Sensing
PATRICIA N. SENSING

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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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 HAL G. SENSING AND WIFE, PATRICIA N. SENSING, 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 this 31st day of May, 19 94.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

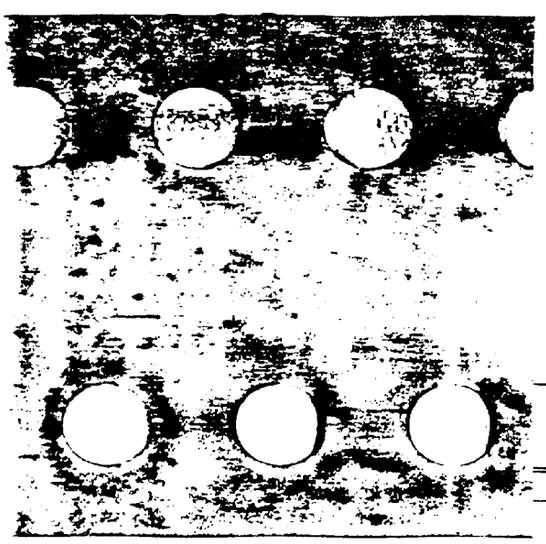
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

5792 06/14 0101 03CHECK 387.15



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

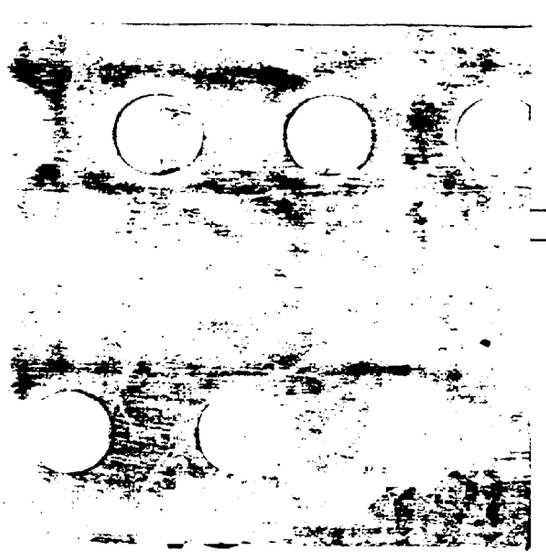
RECEIVED OF _____

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
102200.00
CON TX 378.15
PRFEE 1.00
MTGTX 8.00
TOTAL 387.15
CHECK 387.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/14/94 01 09:45 0001 5792

60788
IDENTIFICATION REFERENCE

94 JUN 14 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 802539