~~FILE BOX 38~~

FIRST TITLE AND ESCROW COMPANY, INC. **WARRANTY DEED** BOOK 9386 PAGE 738

THIS INSTRUMENT PREPARED BY
(SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO)
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

NO. 12592

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES H. SULLIVAN (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	160-14B
5856 Brentwood Trace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 532060 (STREET ADDRESS)	152
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35253 (CITY) (STATE) (ZIP)	6DU 79302

FOR AND IN 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, GEORGIA S. WILSON, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. SULLIVAN AND WIFE, DEBORAH D. SULLIVAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 5856 on the Plan of Brentwood Trace Condominiums, of record in Plat Book 5200, page 219 revised in Plat Book 5200, page 230 and Plat Book 5200, page 261, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office.

Being the same property conveyed to Terri Renee Wilson and Georgia S. Wilson by deed from Leland Powell and wife, Margaret Powell of record in Book 7014, page 51, said Register's Office. The said Terri Renee Wilson having conveyed her interest to Georgia S. Wilson by quitclaim deed of record in Book 8072, page 240, and rerecorded in Book 9386 page 736 said Register's Office.

This conveyance is made subject to: (1) Taxes for 1994 which have been assumed by the Grantees; (2) All documents appearing of record in the Register's Office for Davidson County; and (3) All matters appearing on the plan of record in Plat Book 5200, page 219 revised in Plat Book 5200, page 230, and Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 9, 1986, in the original principal sum of $65,250.00, payable to Investors Federal Savings Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7014, page 54, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 5856 Brentwood Trace, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of June, 19 94

Georgia S. Wilson

GEORGIA S. WILSON

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGIA S. WILSON with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of June, 19 94.

My commission expires 1-22-95 Notary Public Helen D. Scott

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

PICK-UP

94 JUN 23 AM 11:10
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

64122
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

James H. Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 1994

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Helen D. Scott
Notary Public

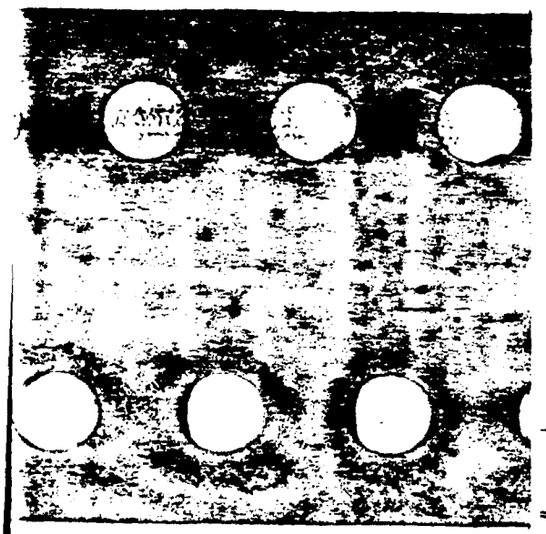
WARRANTY DEED

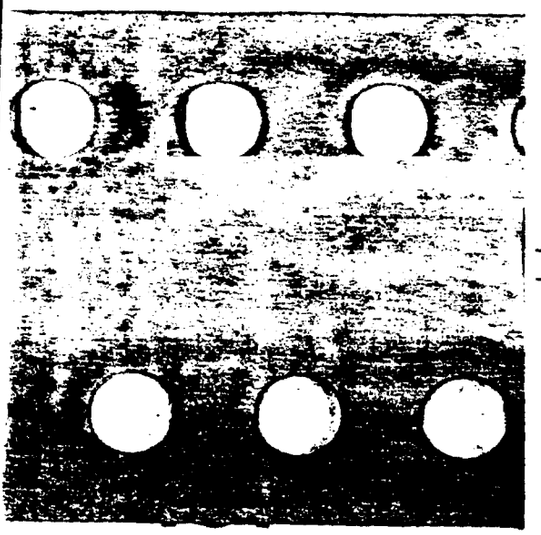
FROM GEORGIA S. WILSON

TO JAMES H. SULLIVAN AND WIFE, DEBORAH D. SULLIVAN

9439 06/23 0101 CHECK 262.45

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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 68500.00
CON TX 253.45
PRFEE 1.00
WDEED 8.00
TOTAL 262.45
CHECK 262.45

06/23/94 01 11:10 0001 9439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64122
IDENTIF. ↑ REFERENCE

94 JUN 23 AM 11:10

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 806150