This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9394 PAGE 48

ADDRESS NEW OWNER:
Marikay Stepp
912 Berry Street
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
P.O. Box 10266
Van Nuys, CA 91409-0266

MAP AND PARCEL:
MAP 44-15
GROUP
PARCEL 89

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, The Estate of Gracie E. Durham, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Marikay Stepp, an unmarried person, 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:

> Land in Davidson County, Tennessee, being Lot No. 90 of Section "D" on the Plan of E.I. dupont deNemours and Company's Subdivision of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Gracie E. Durham by deed from Hugh A. Crosslin, Jr. and wife, Joyce L. Crosslin, as of record in Book 4186, page 797, Register's Office for Davidson County, Tennessee. The said Gracie E. Durham having since died intestate, being predeceased by her husband Carsie Durham and property vesting in the Heirs at Law of Gracie E. Durham. The Grantors herein constitute all the heirs at law of Gracie E. Durham, deceased. See Heirship Affidavit of record in Book 9394, page 45, said Register's Office.

This is improved property known as 912 Berry Street, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes, a lien but not yet due and payable.
2. Plan of record in Book 1424, page 65, said Register's Office.
3. Easement for certain right-of-way (s) as set out in Deed from Nashville Industrial Corporation to Du Pont Fiber Silk Company of record in Book 662, page 556, said Register's Office.
4. Easements for right-of-way (s) for telephone lines granted Cumberland Telephone and Telegraph Company by deed from Nashville Industrial Corporation of record in Book 662, page 743, said Register's Office.
5. Public Utility Easement along rear line of premises for water, sewer, electric and/or telephone lines and cables, and special utility easement along the southerly line of premises for electric and/or telephone cable of record in Book 1877, page 76, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marikay Stepp, an unmarried person, his heirs and assigns, forever; and The Estate of Gracie E. Durham, do covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their 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 my hand this the 27th day of June, 1994.

Bobby Durham

Stella F. Bryan
By: Bobby Durham, Attorney-In-Fact

Jimmie N. Scott
By: Bobby Durham, Attorney-In-Fact

Evelyn Warden
By: Bobby Durham, Attorney-In-Fact

T. Elaine Bargatze
By: Bobby Durham, Attorney-In-Fact

David Duke
By: Bobby Durham, Attorney-In-Fact

K.W. Duke
By: Bobby Durham, Attorney-In-Fact

Sandra Dickerson
By: Bobby Durham, Attorney-In-Fact

Jackie Duke
By: Bobby Durham, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Durham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of June, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: [illegible] 1996

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 Bobby Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Stella F. Bryan and Jimmie N. Scott as their Attorney-In-Fact, as the free act and deed of the within named Stella F. Bryan and Jimmie N. Scott. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: Nov 30, 1996

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 Bobby Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Evelyn Warden and T. Elaine Bargatze as their Attorney-In-Fact, as the free act and deed of the within named Evelyn Warden and T. Elaine Bargatze. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: Nov 30, 1996

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 Bobby Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of David Duke and K.W. Duke as their Attorney-In-Fact, as the free act and deed of the within named David Duke and K.W. Duke. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: Nov 30, 1996

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 Bobby Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Sandra Dickerson and Jackie Duke as their Attorney-In-Fact, as the free act and deed of the within named Sandra Dickerson and Jackie Duke. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 1994.

NOTARY PUBLIC

My Commission Expires: Nov 30, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 48,000.00.

Marilyn Stepp
AFFIANT

Subscribed and sworn to before me
this 27th day of June, 1994.

R. L. MOORE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
LARGE

NOTARY PUBLIC
My Commission Expires: Nov. 29, 1996

2134 06/30 0101 03CHECK 194.60

66631

IDENTIFICATION REFERENCE

94 JUN 30 PM 3:50

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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



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

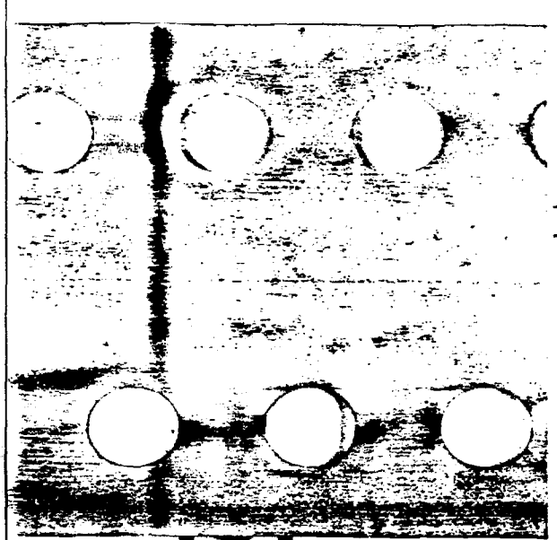
RECEIVED OF _____

FOR _____

BOOK 9394 PAGE 52

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	48000.00
CON TX	177.60
PRFEE	1.00
WDEED	16.00
TOTAL	194.60
CHECK	194.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66631
IDENTIFICATION REFERENCE

91 JUN 30 PM 3:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 808848