THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

SANDRA M. HUGHES, UNMARRIED
2905 EASTLAND AVENUE
NASHVILLE, TN 37206

MAP/PARCEL NUMBER:

MAP 84-5, PARCEL 1

SEND TAX BILLS TO:

AMERICAN RESIDENTIAL MORTGAGE CORPORATION
155 Franklin Rd, Ste 255
Brentwood, TN 37027

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00.

Sandra M. Hughes

Subscribed and sworn to me, this the 24TH day of JUNE, 1994.

Clarence C. Collins
Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, EMMETT ERVIN BUCHANAN, JR., sole heir of Mary Margaret Buchanan, deceased, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said SANDRA M. HUGHES, UNMARRIED, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2905 EASTLAND AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in

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

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

KAREN D. BUCHANAN, wife of EMMETT ERVIN BUCHANAN, JR., joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS OUR HANDS this 24TH day of JUNE, 1994.

Emmett Ervin Buchanan Jr. by his atty-in-fact Nancy S. Sutton
EMMETT ERVIN BUCHANAN, JR.

Karen D. Buchanan by her atty-in-fact Nancy S. Sutton
KAREN D. BUCHANAN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMETT ERVIN BUCHANAN, JR., AND WIFE, KAREN D. BUCHANAN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 24TH day of JUNE, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY S. SUTTON, to me known to be the person who executed the foregoing instrument in behalf of EMMETT ERVIN BUCHANAN, JR., AND KAREN D. BUCHANAN, and acknowledged that SHE executed the same as the free act and deed of the said EMMETT ERVIN BUCHANAN, JR., AND KAREN D. BUCHANAN, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 24TH day of JUNE, 1994.

Denise C. Allis
Notary Public

My Commission Expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 400 on the Plan of Dugger Heights Section IV, as of record in Book 2083, page 86, Register's Office for said County.

Said Lot fronts 157.8 feet on the southwesterly side of Eastland Avenue and extends back 178.6 feet on the northwesterly line, 108.9 feet on the southeasterly line to a dead line, which is a broken line, and measures 156 feet thereon.

Being the same property conveyed to Emmett Ervin Buchanan, Sr., and wife, Mary Margaret Buchanan, by Warranty Deed from Elmer T. Koch and wife, Sadie Koch, of record in Book 4348, page 7, Register's Office for Davidson County, Tennessee, the said Emmett Ervin Buchanan, Sr., having since died on September 7, 1987, the property vested solely in his widow, Mary Margaret Buchanan. Mary Margaret Buchanan died on January 11, 1994, intestate, and by operation of law, the property vests solely in her sole heir-at-law, Emmett Ervin Buchanan, Jr., the Grantor herein.

E.E. Buchanan, Jr., and Emmett Ervin Buchanan, Jr., are one and the same person

66983

DELIVER TO REFERENCE

94 JUL -1 PM 1:26

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

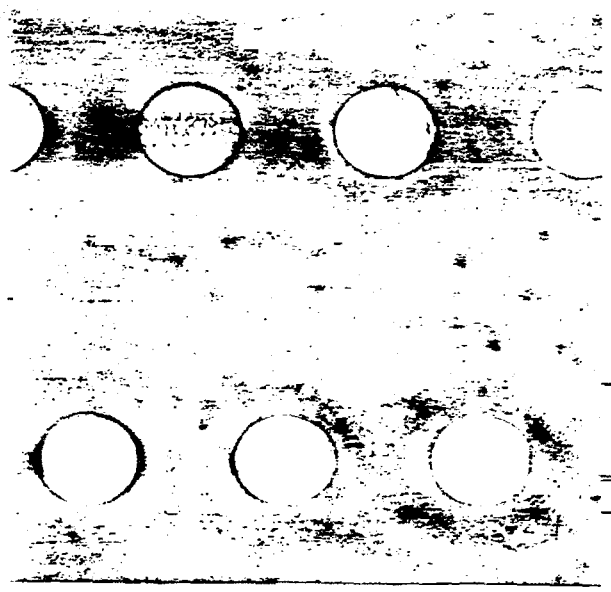
PICK-UP

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 3842, page 185, said Register's Office, including all setback lines, easements, etc., if any, as shown thereon.

2570 07/01 0101 03CHECK 262.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 235

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 12.00
TOTAL 262.75
CHECK 262.75

07/01/94 01 13:28 0001 2570

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66983
IDENTIF. & REFERENCE

94 JUL -1 PM 1:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809227