STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF June, 19 94

Notary Public

MY COMMISSION EXPIRES: 2/23/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201
File #32530

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Kay Kilgus (NAME)	Margaretten & Company, Inc. (NAME)	142-15-D-3
405 Sunvalley West (ADDRESS)	One Ronson Road (ADDRESS)	FD.9D-80858
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Iselin, NJ 08830 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, G. Steve Hulen and wife, Janice Hulen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Kay Kilgus and Barbara B. Kilgus,

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:

Land in Davidson County, Tennessee, being Lot No. 3 Sun Valley Townhomes, a Planned Unit Development, as of record in Book 6900, page 519, Register's Office for Davidson County, Tennessee, to which Book reference is hereby made for a more complete description, and subject to Declaration of Covenants, Conditions, and Restrictions of Sun Valley Townhomes, of record in Book 7422, page 977, in said Register's Office.

BEING the same property conveyed to G. Steve Hulen and wife, Janice Hulen by deed from John R. Hulen and wife, Jo Ann Hulen of record in Book 7662, Page 3, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

67107
IDENTIF. & REFERENCE

94 JUL -1 PM 2:48
FELIX Z. MANSON II REGISTER
DAVIDSON COUNTY, TN.

2693 07/01 0101 03CHECK 304.63

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

This is unimproved ( ) improved (X) property known as 405 Sunvalley West, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand this 29th day of June, 19 94

G. Steve Hulen

Janice Hulen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9395 PAGE 668

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Steve Hulen and wife, Janice Hulen

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 at Nashville Tennessee, this 29th day of June, 19 94

Commission expires 7/23/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

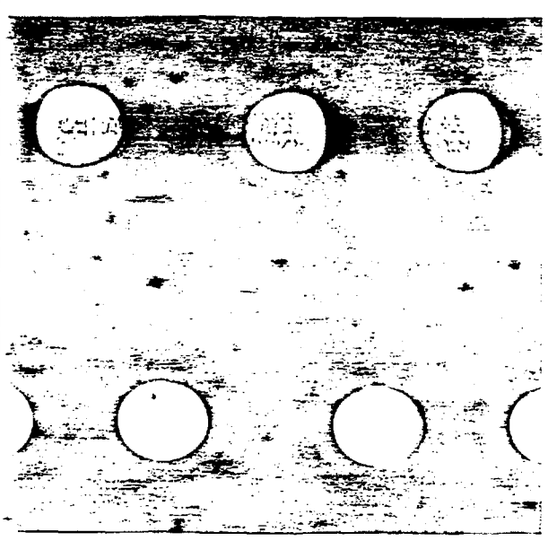
Notary Public

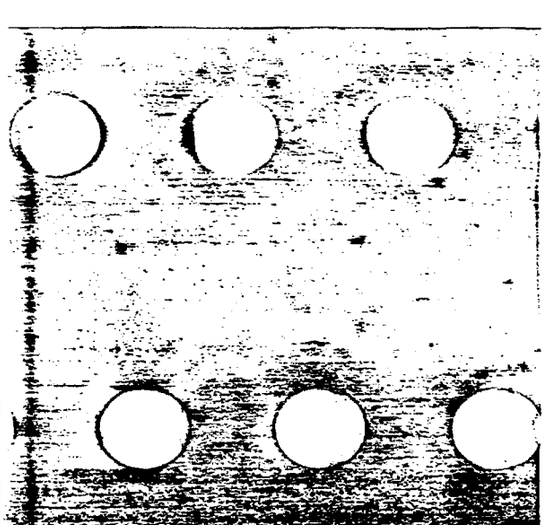
WARRANTY DEED

FROM
G. Steve Hulen and wife, Janice Hulen

TO
Helen Kay Kilgus and Barbara B. Kilgus

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File #32580





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

RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 669

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	~~79900.00~~
			CON TX	295.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	304.63
			CHECK	304.63
07/01/94	01		14:49 0001	2693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67107
IDENTIFYING REFERENCE

94 JUL -1 PM 2:48

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

No. 809351