26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lonnie Backus Carol Backus 5090 Moss Road Nashville, TN 37221	Margaretten & Company P.O. Box 26388 Richmond, VA 23260	Map 160-16 Parcel 028.00

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Sydney U. Bennett Rogers, married, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Lonnie Backus and wife, Carol Backus, (The "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Two Pasquo Park, of record in Book 3600, page 77, Register's Office for said County.

Said Lot No. 37 fronts 220.0 feet on the northerly margin of Moss Road and extends back 134.5 feet on the westerly line and 193.3 feet on the easterly line to a broken line in the rear, measuring 240.0 feet thereon.

Being the same property conveyed to Sydney U. Bennett, a single person by Warranty Deed from James G. Culwell and wife, Debra A. Culwell of record in Book 8243, page 811, said Register's Office for Davidson County, Tennessee.

Sydney U. Bennett and Sydney U. Bennett Rogers is one in the same person.

R. F. Rogers husband of, Sydney U. Bennett Rogers joins in this conveyance to reliquish his interest in subject real property particularly any marital interest.

This property is commonly known as 5090 Moss Road, Nashville, Tennessee 37221.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Sovran Mortgage Corporation of record in Book 7922, page 509, said Register's Office and has since been assigned to Margaretten & Company, Inc., and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the grantees.

68169

IDENTIFICATION REFERENCE

94 JUL -6 AM 9:40

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $109,320.54.

Affiant

[Subscribed and sworn to before me this
[1st day of July, 1994.

Notary Public

[My Commission Expires 11/20/96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees Grantees's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of July, 1994.

Sydney U. Bennett Rogers **R. F. Rogers**

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 Sydney U. Bennett Rogers and husband R. F. Rogers, bargainors, 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.

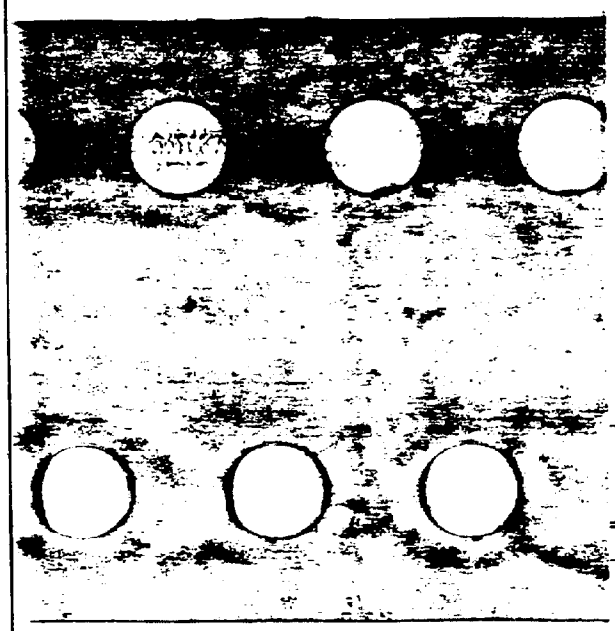
WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of July, 1994.

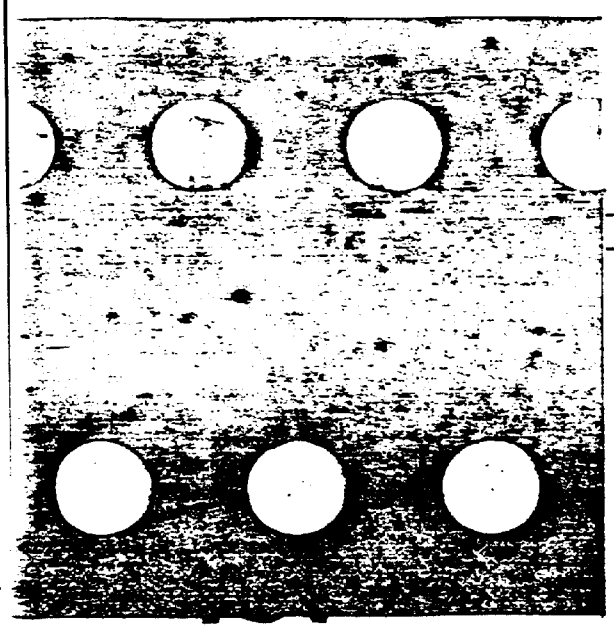
Notary Public

My Commission Expires: 11/20/96

3783 07/06 0101 03CHECK 413.48

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 9398 PAGE 936

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

CAM: 109320-54

CON TX	404.48
PRFEE	1.00
WDEED	8.00
TOTAL	413.48
CHECK	413.48

07/06/94 01 09:41 0001 3783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68169

IDENTIF. & REFERENCE

94 JUL -6 AM 9:40

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 810428