BOOK 9404 PAGE 819 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00
Kathleen A. Culver
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF July, 19 94
Notary Public
MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen A. Culver (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 105-09
912 Acklen Avenue (ADDRESS)	P. O. Box 105076 (ADDRESS)	PARCEL 382
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (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, Virginia Dean Hill, sole heir of the Estate of Ophalan Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathleen A. Culver, a single person

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:

BEING Lot No. 1 and 2, on the plan of the Resubdivision of westerly half of Lot No. 31, Waverly Place, of record in Plat Book 4715, Page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ophalan Jones by deed from Sam M. Fleming and iwfe, Josephine Fleming, of record in Book 4443, Page 635, Register's Office for said County. The said property is now vested in Virginia Dean Hill as the devisee under the Last Will and Testament of Ophalan Jones as recorded in Will Book 182, Page 122, Probate Court Clerk's Office for said County.

Power of Attorney of Record in book 9404, Page 818, said Registers Office.

70118
IDENTIF. ↑ REFERENCE
94 JUL 12 AM 10:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5924 07/12 0101 03CHECK 212.50

unimproved ( )
This is improved (X) property, known as 912 Acklen Avenue, Nashville, TN 37203
(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 my hand this 7th day of July, 19 94

Virginia Dean Hill by Alden H. Smith her Attorney in fact
Virginia Dean Hill

STATE OF TENNESSEE
COUNTY OF

BOOK 9404 PAGE 820

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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

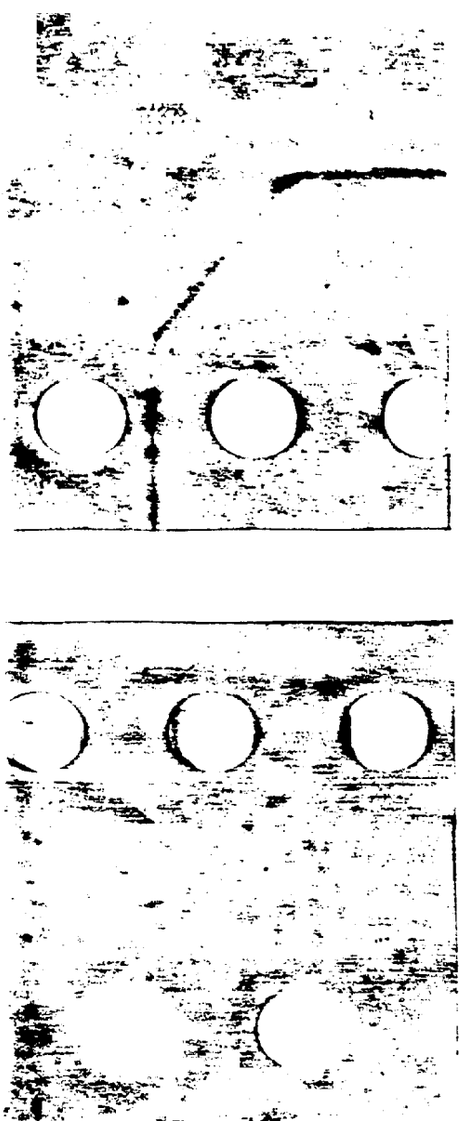
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Alden H. Smith, Jr. , 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 Virginia Dean Hill as her Attorney in Fact as the free act and deed of the within named Virginia Dean Hill . Witness my hand and official seal at Nashville , Tennessee the 7th day of July, 1994 .

My Commission Expires: 5/24/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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	55000.00
CON TX	203.50
PRFEE	1.00
MTGFEE	8.00
TOTAL	212.50
CHECK	212.50

07/12/94 01 10:07 0001 5924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70118
IDENTIF. ← REFERENCE

94 JUL 12 AM 10:08

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 812540