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THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 39,200.00

Betty G. Perry
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 22nd day of July 1994

Notary Public

My Commission Expires: 11. 22. 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BETTY G. PERRY 1406 N. 14th Street Nashville, Tennessee 37206	MORTGAGE RESOURCES, INC. 404 BNA Drive Suite 400 Nashville, Tennessee 37217	MAP 72-14 PARCEL 174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY NINE THOUSAND TWO HUNDRED AND NO/100- ---------- ($ 39,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , OLIVIA W. MERRELL, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto BETTY G. PERRY, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly 40.0 feet of Lot No. 8 on the Plan of Sharpe and Horn's Fourth Addition of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 8 fronts 40.0 feet on the westerly side of North 14th Street and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to James E. Merrell by deed from Spence J. Talley and wife, Willie Ann Talley, of record in Book 8636, page 384, Register's Office for Davidson County, Tennessee; the said James E. Merrell having since died intestate and leaving his wife, Olivia W. Merrell, as his sole heir-at-law.

94 JUL 26 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 74697

This is improved property known as 1406 N. 14th Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sharpe and Horn's Fourth Addition of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

GRANTOR__ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE__, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of July, 19 94.

Olivia W. Merrell

OLIVIA W. MERRELL

MITCHELLA WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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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 OLIVIA W. MERRELL, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 1994.

Mitchella A Watts

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

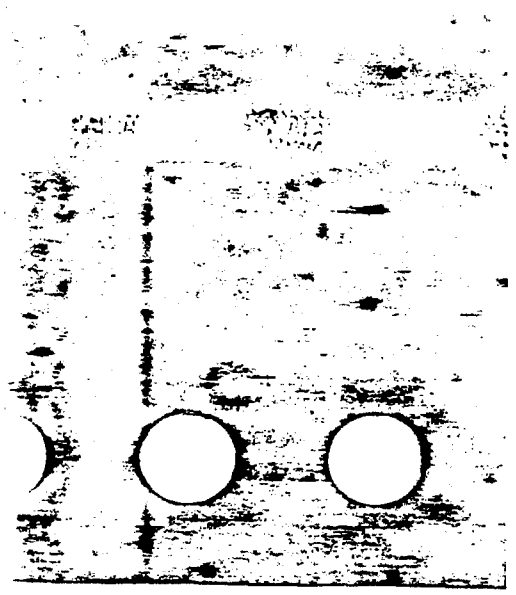
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath__ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0834 07/26 0101 03CHECK 154.04



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

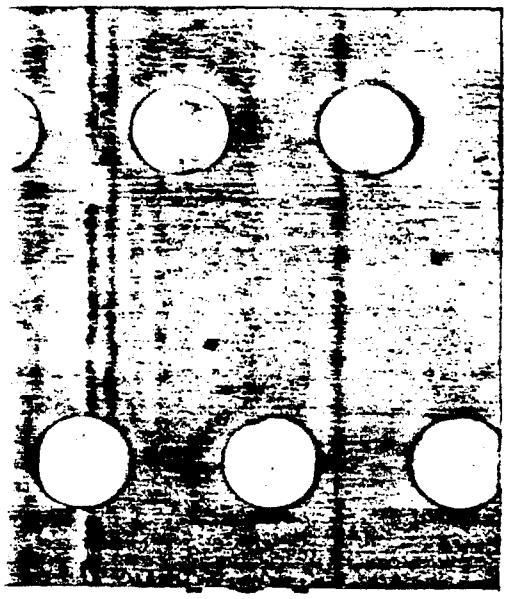
RECEIVED OF _____

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	39200.00
CON TX	145.04
PRFEE	1.00
WDEED	8.00
TOTAL	154.04
CHECK	154.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/26/94 01 09:28 0001 0834

74697
IDENTIF. # REFERENCE

94 JUL 26 AM 9:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 817396