WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Woodard, Lincoln & Cron
Attorneys at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $12,900.00.

Brenda Fuqua
Affiant

Sworn to and subscribed before me on this the 15th day of August, 1994.

Lori A. Edwards
NOTARY PUBLIC
My Commission Expires: 6-8-97

MORTGAGEE:
Thorp Loan & Thrift Co.
~~XXXXXXXXXXXXXXXXXXXXXXXXXX~~
605 Hwy. 169 North, Suite 1200
Minneapolis, MN 55441

Address New Owner:	Send Tax Bills to:	Map-Parcel
BRENDA FUQUA	Owner	81-11-136
1617 21st Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE and other good and valuable consideration the receipt of which is hereby acknowledged, **ITT FINANCIAL SERVICES**, hereinafter called the GRANTOR, has bargained and sold and by these presents, does transfer and convey unto **BRENDA FUQUA**, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 42 on the map of S.A. Champion's Subdivision of certain lots in the Harding Plan, as of record in Book 161, page 132, Register's Office for said County.

SAID Lot No. 42 fronts 50 feet on the westerly side of 21st Avenue North, formerly Estrella Street, and runs back between parallel lines 154.7 feet, more or less, to an alley.

BEING the same property conveyed to ITT Financial Services from Curtis M. Lincoln, Substitute Trustee, by Trustees Deed of record in Book 9018, page 527, Register's Office for Davidson County, Tennessee.

This is improved property known as 1615 21st Avenue North, Nashville, Tennessee, 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

This property is sold in "AS IS" condition.

WITNESS my hand this the 12th day of August, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ITT FINANCIAL SERVICES

By: _____

Its: K.L. Burns/Vice President

CORPORATE SEAL

STATE OF MINNESOTA

COUNTY OF HENNEPIN

BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared K.L. Burns with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself ~~herself~~ to be Vice President or other officer authorized to execute the instrument of the ITT FINANCIAL SERVICES, the within named bargainor, a corporation, and that K.L. Burns, as such Vice President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself/~~herself~~ as Vice President.

WITNESS my hand and official seal at Hennepin County, Minnesota, this the 12th day of August, 1994.

CARLA NORRIS
NOTARY PUBLIC—MINNESOTA
DAKOTA COUNTY
MY COMMISSION EXPIRES 12-11-97

_____
NOTARY PUBLIC
Carla Norris

My commission expires: 12/11/97

81897
IDENTIF. & REFERENCE

94 AUG 17 AM 9:49
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8682 08/17 0101 03CHECK 56.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

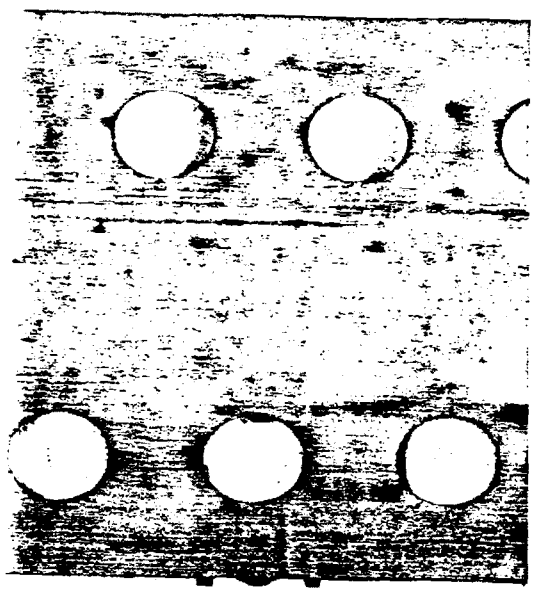
BOOK 9438 PAGE 718

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 12900.00
CON TX 47.73
PRFEE 1.00
WDEED 8.00
TOTAL 56.73
CHECK 56.73

08/17/94 01 09:49 0001 8682



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81897
IDENTIF. ↑ REFERENCE

94 AUG 17 AM 9:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 825137