BOOK 9448 PAGE 65

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Penny L Kreiter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES July 8, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC LARGE DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Ryman (NAME)	Community Mortgage Corporation (NAME)	162-13
941 Ilawood Drive (ADDRESS)	6389 Quail Hollow (ADDRESS)	198
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	5DU72160

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, Deborah E. Freeman Springer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Ryman and Penny L. Kreiter, both unmarried

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. 64-A on the Plan of Lot 64, Zone Lot Division on the Plan of the Resubdivision of Lots 63 & 64 of Dreamland Estates Southeast, Section Two as of record in Plat Book 6050, page 226 as amended in Plat Book 6250, page 750, being a replat pf Plat Book 5200, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah E. Freeman, unmarried by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington DC of record in Book 8232, page 33, Register's Office for Davidson County, Tennessee. The said Deborah E. Freeman having since married.

Subject to restrictions of record in Book 6250, page 750, said Register's Office.

This conveyance is subject to any and all existing easements of record.

D.E.F.A.
GS Glenn Springer herein joins to convey any and all rights and interest he may have; especially his marital rights.

unimproved ( )
This is improved (X) property, known as 941 Ilawood Drive, Nashville, TN 37211
(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 24th day of August 19 94

Deborah E. Freeman Springer
Deborah E. Freeman Springer

Glenn Springer
Glenn Springer

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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 Deborah E. Freeman Springer and husband, Glenn Springer

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 Brentwood, Tennessee, this 24th day of August, 19 94.

Commission expires July 27, 1996

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 _____

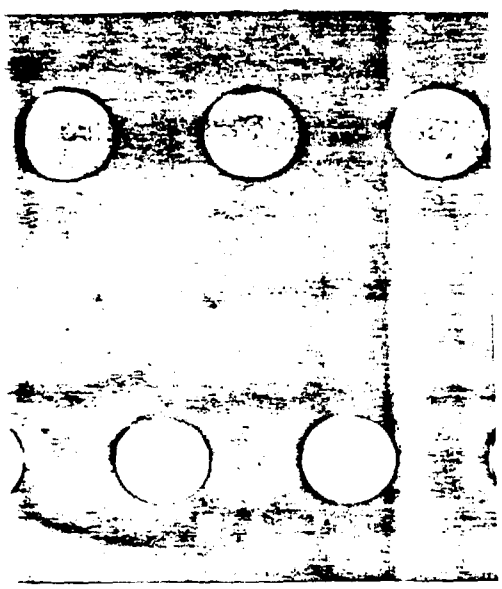
Notary Public

2455 08'29 01:01 08CHECK 275.40

94 AUG 29 AM 8:43
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

85352



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



DAMT	72000.00
DON TX	266.40
PRFEE	1.00
MTGED	8.00
TOTAL	275.40
CHECK	275.40

08/29/94 01 08:42 0001 2455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85352
IDENTIF. ↑ REFERENCE

94 AUG 29 AM 8:43

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

No. 828854