THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9460 PAGE 777

ADDRESS NEW OWNER:

ROBERT A. MAAS AND WIFE, DIANA F. MAAS
1047 MITCHELL ROAD
NASHVILLE, TN

MAP/PARCEL NUMBER:

MAP 83-8, PARCEL 16

SEND TAX BILLS TO:

FIRST UNION MORTGAGE CORPORATION
P.O. BOX 12701
ROANOAKE, VA 24027-2701

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS

$70,015.30

Robert A. Maas
AFFIANT

Subscribed and sworn to me, this the 29 day of AUGUST, 1994.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Buddy A. West and wife, Faye D. WEst, to James A. Abbott, Trustee, as evidenced by a Deed of Trust of record in Book 7291, page 595, said Register's Office, the liability for which the Grantees hereby expressly assume and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, FAYE D. WEST, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT A. MAAS AND WIFE, DIANA F. MAAS, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to

the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1047 MITCHELL ROAD, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 29 day of AUGUST, 1994.

Faye D. West
FAYE D. WEST

Robert A. Maas
ROBERT A. MAAS

Diana F. Maas
DIANA F. MAAS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAYE D. WEST, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 29 day of AUGUST, 1994.

Denise C. Allis
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT A. MAAS AND WIFE, DIANA F. MAAS, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 29 day of AUGUST, 1994.

Denise C. Allis
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Rosewood Heights, Section II, as of record in Book 2133, page 57, Register's Office for said County, described as follows:

Said Lot No. 29 fronts 70 feet on the northwesterly side of Mitchell Road and runs back between lines 180.9 feet on the northeasterly side and 241.2 feet on the southwesterly side to a dead line in the rear, measuring 137 feet thereon.

Being the same property conveyed to Buddy A. West and wife, Faye D. West by Warranty Deed from Robert B. Sloan and wife, Barbara W. Sloan, of record in Book 7291, page 590, Register's Office for Davidson County, Tennessee, the said Buddy A. West and Faye D. West having since been divorced by Final Decree of Divorce of record in Book 9408, page 381, said Register's Office, and by said Final Decree of Divorce, Buddy A. West was divested of all right, title and interest in and to said property.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

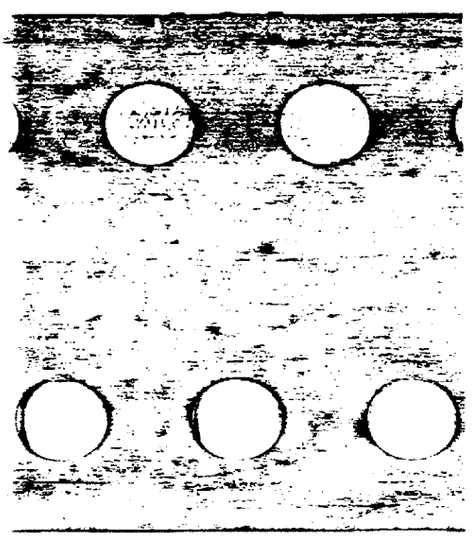
2. All matters set forth on the Plan of record in Book 2133, page 57, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

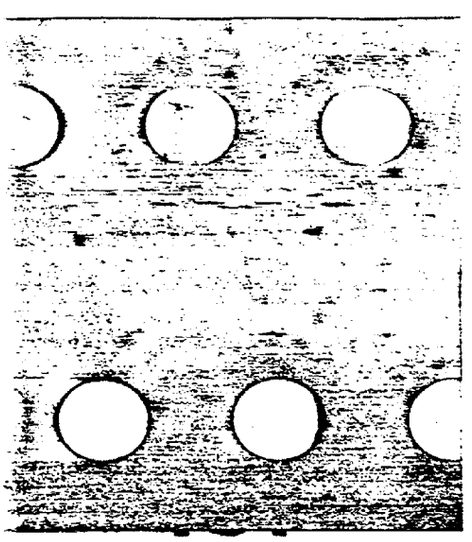
3. Deed of Trust from Buddy A. West and wife, Faye D. WEst, to James A. Abbott, Trustee, of record in Book 7291, page 595, said Register's Office, to secure to First Union Mortgage Corporation the payment of one note dated June 30, 1987, in the original principal amount of $63,750.00, due and payable as set forth therein.

89425
IDENTIF. & REFERENCE

94 SEP -9 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6832 09/09 0101 03CHECK 272-00





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

RECEIVED OF _____

FOR _____

BOOK 9460 PAGE 780

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 70015.30
				CON TX 259.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 272.00
				CHECK 272.00
			09/09/94 01	10:40 0001 6832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89425
IDENTIF. # REFERENCE

94 SEP -9 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833183