[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Erich A. Mahnke	West Star Financial Corporation	MAP and PARCEL
[Shannon L. Mahnke	Attn: Tax Dept.	
[5300 Village Way	1635 S. Berry Knoll Blvd.	161-10-A-50
[Nashville, TN 37211	Centennial Park, AZ 86021	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Teresa B. Howell, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Erich A. Mahnke and Shannon L. Mahnke, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Village of Brentwood, Phase One, of record in Book 5200, Page 613, Register's Office for Davidson County, Tennessee, reference to the record thereof being hereby made for full particulars.

Being the same property conveyed to Teresa B. Howell, a single person, by deed from Michael D. Carson and wife, Monica Rafferty Carson, of record in Book 8016, Page 910, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5300 Village Way, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes remaining in escrow and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 613, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6143, Page 11, as amended in Book 6398, Page 495, and in Book 8507, Page 831, said Register's office. 4) Deed of Trust executed by Teresa B. Howell to Brenda R. Lehman, Trustee of record in Book 9266, Page 719, dated January 12, 1994 and secured to West Star Financial Corporation in the principal amount of $75,877.00, as assigned to Mountain States Mortgage Centers, Inc. of record in Book 9266, Page 724, said Register's Office.
It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 9266, page 719, as assigned in Book 9266, Page 724, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $97,566.40
[
[Affiant
[Subscribed and sworn before me this 9th day of September, 1994.
[
[My Commission Expires: 6/23/98 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **9th** day of **September, 1994**.

BOOK 9462 PAGE 371

Teresa B Howell

Teresa B. Howell

7462 09/12 0101 03CHECK 370.12

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Teresa B. Howell, unmarried** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **9th** day of **September, 1994**.

Cindy Smith

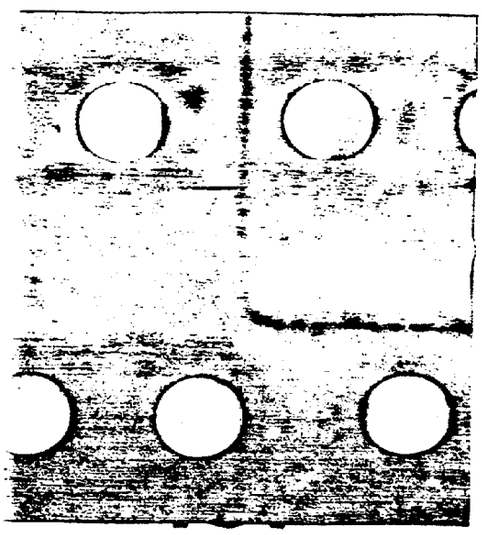
Notary Public
My Commission Expires: 5/13/98

File No. 9409-322

94 SEP 12 AM 11:30
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

90013
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____ BOOK 9462 PAGE 372

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 97566.40
CON TX 361.12
PRFEE 1.00
WDEED 8.00
TOTAL 370.12
CHECK 370.12

09/12/94 01 11:28 0001 7462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90013
IDENTIF. & REFERENCE

94 SEP 12 AM 11:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833808