BOOK 9464 PAGE 40

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,276.06

Catherine K. Mammarelli
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September 19 94

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine R. Mammarelli (NAME)	First California Mortgage Co. (NAME)	MAP 52-9
1125 Peter Pan Street (ADDRESS)	1701 Vassar Street (ADDRESS)	PARCEL 63
Madison, TN 37115 (CITY) (STATE) (ZIP)	Reno, NV 89502 (CITY) (STATE) (ZIP)	11D-68700

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, Keith Westerbeck and wife, Marsha Westerbeck and Keith Westerbeck, heir and Judie Davenport, heir of the Estate of Gary Westerbeck,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine R. Mammarelli, 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. 3, on the plan of the Subdivision of Lot Nos 20, 21, 24, and 25, Montague Subdivision, of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gary K. Westerbeck, unmarried, and Keith Westerbeck, married by deed from Maurice D. DeCounter and wife, Catherine L. DeCounter, of record in Book 9242, Page 271, Register's Office for said County. The said Gary K. Westerbeck now deceased; Keith Westerbeck and Judie Davenport are the parents and sole heirs of Gary K. Westerbeck.

This conveyance is subject to a Deed of Trust executed by Gary Westerbeck, unmarried, and Keith Westerbeck and wife, Marsha Westerbeck, to David R. Wilson, Trustee, for Mortgage Service America Co., dated January 31, 1994, and filed for record in Book 9242, Page 274, Register's Office for said County, with an unpaid principal amount of approximately $ 49,276.06, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Marsha Westerbeck is joining in this conveyance to convey any and all marital rights she may have to said property.

3117 09/14 0101 03CHECK 191.41

unimproved ( )
This is improved (X) property, known as 1125 Peter Pan Street, Madison, TN 37115
(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 our hand s this 9th day of September, 19 94

Keith Westerbeck
Keith Westerbeck

Keith Westerbeck
Keith Westerbeck, heir

Marsha Westerbeck
Marsha Westerbeck

Judie Davenport
Judie Davenport, heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Westerbeck and Marsha Westerbeck and Keith Westerbeck, heir and Judie Davenport, heir

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 Nashville, Tennessee, this 9th day of September, 19 94.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

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 _____

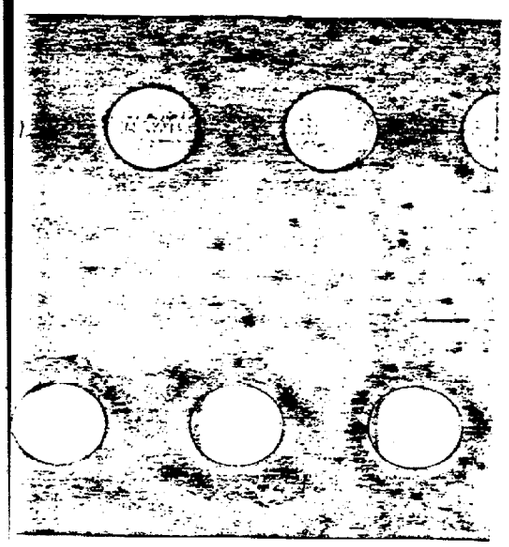
Notary Public

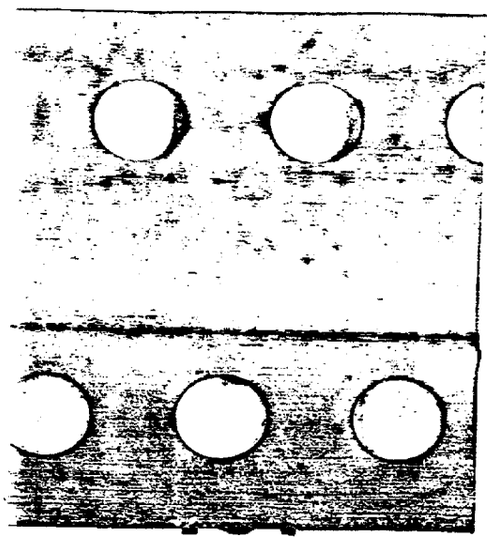
90596

IDENTIF. ↑ REFERENCE

94 SEP 14 AM 8:56

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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 49276.06
CON TX 182.41
PRFEE 1.00
MDEED 8.00
BANK 191.41
CHECK 191.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/14/94 01 08:55 0001 8117

90596
IDENTIF. ↑ REFERENCE

94 SEP 14 AM 8:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 834448