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Box 37

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 19 94

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. GILLERAN (NAME)	AMERICAN RESIDENTIAL MORTGAGE (NAME)	40-0-131
3794 KNIGHT DRIVE (ADDRESS)	11119 N. TORREY PINES ROAD (ADDRESS)	12D-82920
WHITES CREEK, TN 37189 (CITY) (STATE) (ZIP)	LA JOLLA, CA 92037-1009 (CITY) (STATE) (ZIP)	

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, PETER G. SPERO AND WIFE, SUE DAWN SPERO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. GILLERAN AND WIFE, MARY M. GILLERAN

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:

LAND in Davidson County, Tennessee, and being more particularly described according to a survey by John B. Kohl, III, dated August 16, 1994, as follows:

TRACT I:

BEGINNING at a point on Knight Road, said point being 423.9 feet on the South of the Southeast corner of the property conveyed to Ollie Susie Pattie (Book 1282, page 172, Register's Office for Davidson County, Tennessee), and passing the original North lot line at the 51.4 footmark, said point of beginning also being the Southeast corner of property conveyed in Book 6167, page 479, Register's Office for Davidson County, Tennessee and the Northeast corner of this tract; thence South 88 degrees 32 minutes 15 seconds West 350.85 feet to a point; thence South 48 degrees 12 minutes East 98.3 feet to a point; thence South 06 degrees 22 minutes West 105.81 feet to a point; thence South 08 degrees 09 minutes West 387 feet to a point; thence South 43 degrees 21 minutes East 58.9 feet to a point; thence North 63 degrees 56 minutes East 543.8 feet to a point in the center line of Knight Road; thence North 26 degrees 04 minutes West 469.8 feet to the point of BEGINNING.

TRACT II:

LAND in Davidson County, Tennessee, and being more particularly described according to a survey by John B. Kohl, III, dated August 16, 1994, as follows:

BEGINNING at a point in the center of Knight Road and being the original right front corner of the property conveyed to William Rochelle, Jr. and wife, Sarah

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 3794 KNIGHT DRIVE, WHITES CREEK, TN 37189
(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 12th day of September 19 94

PETER G. SPERO
By: Peter G. Spero by Sue Dawn Spero
SUE DAWN SPERO, ATTORNEY-IN-FACT

Sue Dawn Spero
SUE DAWN SPERO

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 SUE DAWN SPERO

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 12th day of September 19 94

Commission expires July 26, 1997

I. DYKE TATUM 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

*** LEGAL DESCRIPTION CONTINUATION 3335 09/14 0101 03CHECK 316.10

Rochelle, by deed from Darrell L. Grice and wife, Myra L. Grice (Book 5396, page 181, Register's Office for Davidson County, Tennessee); thence along the center of Knight Road, South 26 degrees 4 minutes East 30.34 feet to a point; thence leaving Knight Road, South 67 degrees 8 minutes West 542.95 feet to a point; thence along the original boundary line from Grice to Rochelle, North 63 degrees 56 minutes East 543.8 feet to the point of BEGINNING.

BEING the same property conveyed to Peter G. Spero and wife, Sue Dawn Spero, by deed from Larry S. Brown and wife, Nancy J. Brown, of record in Book 7324, page 472, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of Peter G. Spero, by Sue Dawn Spero, as his Attorney-in-Fact pursuant to a Power of Attorney, which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated August 16, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

94 SEP 14 AM 11:30
FELIX Z. [illegible]
DAVIDSON COUNTY, TENNESSEE

IDENTIF. & REFERENCE

90805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

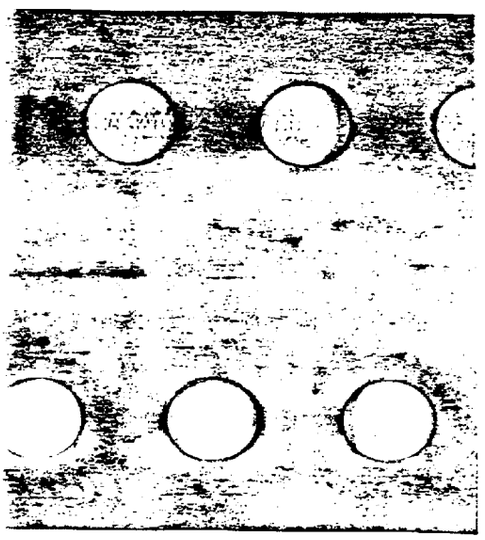
PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUE DAWN SPERO, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of PETER G. SPERO, as his Attorney-in-Fact, as the free act and deed of the within named PETER G. SPERO.

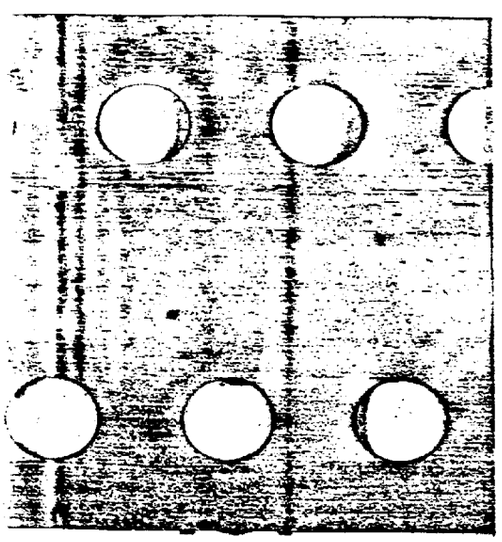
WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of September, 1994.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

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	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	8.00
TOTAL	316.10
CHECK	316.10

09/14/94 01 11:08 0001 8335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90805
IDENTIF. ↑ REFERENCE
94 SEP 14 AM11:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 834666