THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 48,484.68

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 19th day of October 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JOHN M. CARTER 406 Bushnell Avenue Nashville, Tennessee 37206	NATIONSBANC MORTGAGE CORPORATION P.O. Box 35140 Louisville, Kentucky 40232	MAP 83-10 PARCEL 114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY EIGHT THOUSAND FOUR HUNDRED EIGHTY FOUR AND 68/100---------- ($ 48,484.68) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , AMANDA L. DEDMON AND HUSBAND, CHARLES A. ROTA hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN M. CARTER, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 68 and 69 and the northerly 10.0 feet of Lot No. 67 on the Map of McEwen Place as of record in Book 332, page 125, Register's Office for Davidson County, Tennessee.

SAID Lots 68 and 69 and part of Lot No. 67 adjoin and front together 70.0 feet on the westerly side of Bushnell Street and run back between parallel lines 136.0 feet to an alley.

BEING the same property conveyed to Amanda L. Dedmon, unmarried and Charles A. Rota, unmarried, by deed from Laura Kathleen Corbin Mullet of record in Book 7502, page 185, Register's Office for Davidson County, Tennessee; the said Amanda L. Dedmon having since married Charles A. Rota and is still known as Amanda L. Dedmon.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Citizens and Southern Mortgage Corporation of record in Book 7502, page 188, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 406 Bushnell Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his ___ heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McEwen Place of record in Book 332 , page 125 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19th day of October, 19 94.

AMANDA L. DEDMON

CHARLES A. ROTA

JOHN M. CARTER-Grantee

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 AMANDA L. DEDMON AND HUSBAND, CHARLES A. ROTA and JOHN M. CARTER, 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 this 19th day of October, 19 94.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

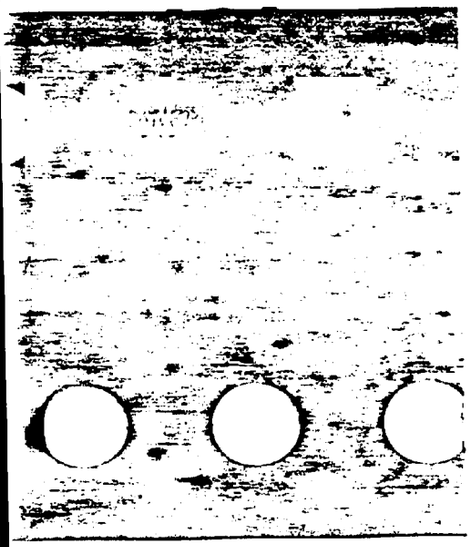
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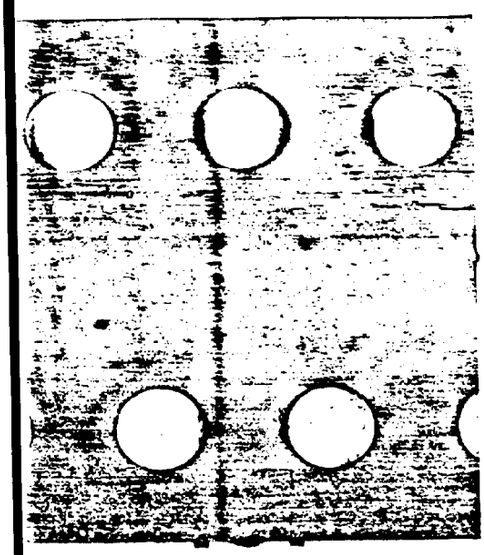
IDENTIFICATION REFERENCE

94 OCT 21 AM 10:39

REGISTER
DAVIDSON COUNTY, TN.

0334 10/21 0101 03CHECK 188.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9499 PG 112

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 48484.68
CON TX 179.40
PRFEE 1.00
WDEED 8.00
TOTAL 188.40
CHECK 188.40

10/21/94 01 10:38 0001 0334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01841
IDENTIF. # REFERENCE

94 OCT 21 AM 10:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 846498