[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[ ]	]	]
[Craig S. Mabrey]	Southeastern Mortgage of Tennessee, Inc.]	MAP and PARCEL]
[Amy R. Mabrey]	Attn: Tax Dept.]	]
[5849 Woodlands Avenue]	565 Marriott Drive Suite 250]	172-3-B-84]
[Nashville, TN 37211]	Nashville, TN 37214-5014]	]

[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

BOOK 9510 PG 349

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, **Becky Barton St. John, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Craig S. Mabrey and Amy R. Mabrey, 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. 84 on the plan of The Woodlands, Phase 2 of record in Book 6900, Page 635, Register's Office for said County to which plans reference are made for a more complete description.

Being the same property conveyed to Becky Barton, a single woman, by deed from Richter Dial Builders, Inc., a Tennessee Corporation, of record in Book 8868, Page 254, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5849 Woodlands Avenue, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being paid by the Grantors; 2) The Plan of Record in Book 6900, Page 635, said Register's office and all matters therein; 3) Declaration of Covenants, Conditions and Restrictions appearing of record in Book 7334, Page 109, and in Book 7408, Page 250, said Register's Office; 4) First Amendment to Declaration of Covenants, Conditions and Restrictions appearing of record in Book 7516, Page 37, said Register's Office; 5) Second Amendment to Declaration of Covenants, Conditions and Restrictions appearing of record in Book 8464, page 463, said Register's Office; 6) Third Amendment to Declaration of Covenants, Conditions and Restrictions appearing of record in Book 8622, Page 390, said Register's Office; 7) Storm Water Detention Agreement appearing of record in Book 7336, Page 3, said Register's Office; 8) Sanitary Sewers and/or Storm Drainage Easement appearing of record in Book 6710, Page 495, said Register's Office, if same touches and concerns captioned property; 9) Charter of Incorporation of the Woodland's Homeowner's Association appearing of record in Book 8454, Page 246, said Register's Office; and 10) Common Area appearing of record in Book 8472, Page 310, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $139,500.00]
[Amy R. Mabry]
[Affiant]
[Subscribed and sworn before me this 31st day of October, 1994.]
[ ]
[My Commission Expires: 5/23/98 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.

I, ~~Randal~~ Randolph **C. St. John, by and through my lawful attorney-in-fact, Becky Barton St. John,** hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the husband of the said Becky Barton St. John.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **October, 1994.**

Becky Barton St. John

~~Randal~~ Randolph **C. St. John**
BY: Becky Barton St. John
Becky Barton St. John
Attorney-in-Fact

94 NOV -3 AM 8:44
FELIX E. DAVIDSON COUNTY REGISTER COURT, TN.

05588
IDENTIF. # REFERENCE

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 **Becky Barton St. John, married** , 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 **31st** day of **October, 1994.**

Notary Public
My Commission Expires: 5/23/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

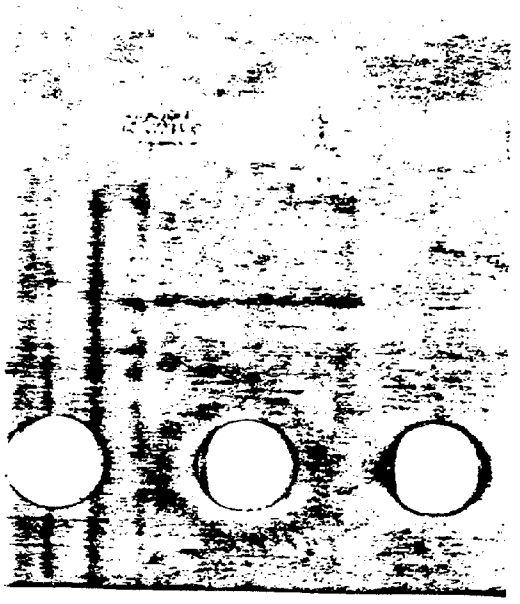
Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Becky Barton St. John,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument as the free act and deed of the said **Randal C. St. John,** for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Randolph C. St. John and recorded simultaneously herewith.

WITNESS MY HAND AND OFFICIAL SEAL, on this the **31st** day of **October, 1994.**

NOTARY PUBLIC

My commission expires: 5/23/98

File No. 9410-347



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

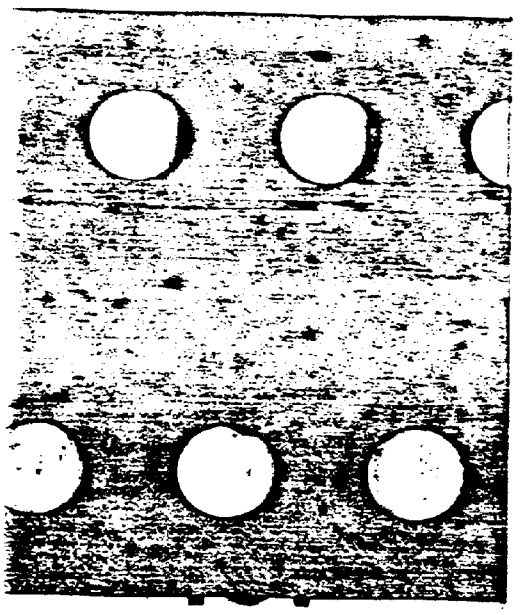
RECEIVED OF _____

FOR _____

BOOK 9510 PG 351

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	139500.00
CON TX	516.15
PRFEE	1.00
WDEED	8.00
TOTAL	525.15
CHECK	525.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/94 01 08:45 0001 4187

05588

IDENTIF. ← REFERENCE

94 NOV -3 AM 8:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850476