File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9532 PG 622

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#12896

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
OPAL L. MARSDEN	AMSOUTH MORTGAGE COMPANY, INC.	Map 74-4
(NAME) 908 Haven Crest	(NAME) 15 South 20th Street	Parcel 38
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee 37076	(STREET ADDRESS) Birmingham, AL 35233	FN 4D66981
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, CHARLES JEFFREY ST. JOHN AND WIFE, BRENDA J. ST. JOHN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OPAL L. MARSDEN AND SHARON M. RHODEN , both married, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, being Lot No. 11 on the Plan of Section Twelve Hermitage Hills, as of record in Plat Book 4675, page 125, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles Jeffrey St. John and wife, Brenda J. St. John by deed from Gene Autry Gardner and wife, Betty Darlene Gardner of record in Book 7041, page 382, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 4820, page 611; (2) All matters appearing on the Plan of record in Plat Book 4675, page 125, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated November 12, 1994, in the original principal sum of $68,248.00, payable to AmSouth Mortgage Company, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7041, page 385, said Register's Office.

Charles Jeffrey St. John being one and the same as Charles J. St. John.

IDENTIF. & REFERENCE #12896

94 NOV 30 AM 11:12
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 908 Haven Crest, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of November, 1994

Charles J. St. John
CHARLES J. ST. JOHN

Brenda J. St. John
BRENDA J. ST. JOHN

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9532 PG 623

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES J. ST. JOHN AND WIFE, BRENDA J. ST. JOHN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of November, 19 94.

My commission expires 11/20/96 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,168.86

Sharon M Rhoden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November TO 94.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL) _____ Notary Public

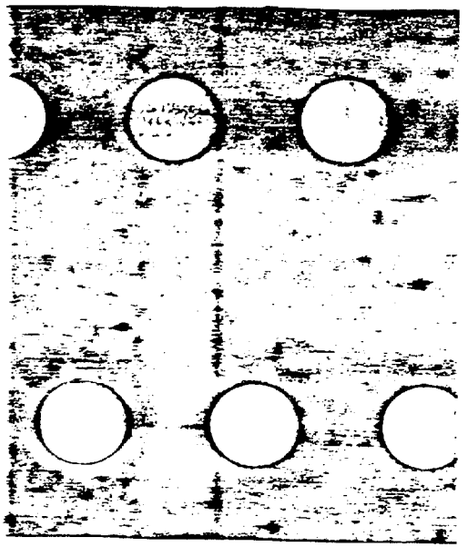
WARRANTY DEED

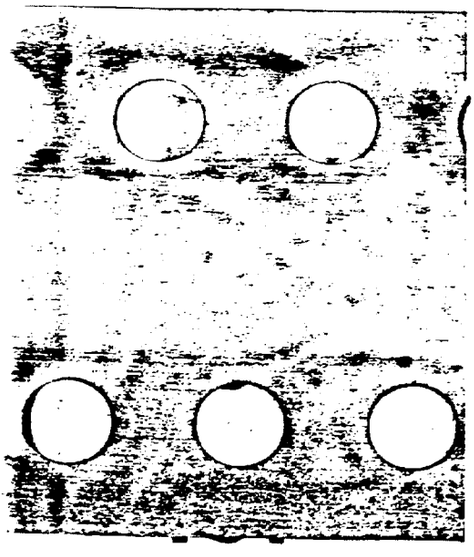
FROM CHARLES J. ST. JOHN AND WIFE, BRENDA J. ST. JOHN

TO OPAL L. MARSDEN AND SHARON M. RHODEN

8343 11/30 0101 03CHECK 302.04

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9532 PG 624

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 79168.86
CON TX 293.04
PRFEE 1.00
WDEED 8.00
TOTAL 302.04
CHECK 302.04

11/30/94 01 11:13 0001 8348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12908
IDENTIF. & REFERENCE

94 NOV 30 AM 11:12
REGISTER
DAVIDSON COUNTY, TN.

No. 858378