This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Sandra W. Bruce
3530 Gondola Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Transworld Mortgage Corporation
P. O. Box 4329
Houston, TX 77210-4329

MAP AND PARCEL:
MAP 150-3
PARCEL 243

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jennifer Gendron, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Sandra W. Bruce, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 80-A, Zone Lot Division of Lots 78 through 80, 117 and 118, Chelsea of Priest Lake, Section Two-A and Lots 85 through 88 on the Plan of Chelsea of Priest Lake, Section Two-B, of record in Plat Book 6250, Page 631, amended in Book 6250, Page 423 and Book 6250, Page 449, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jennifer Gendron, by deed from James W. Walker and wife, Leona M. Walker of record in Book 8919, Page 330, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Transworld Mortgage Corporation of record in Book 6815, Page 776, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 3530 Gondola Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sandra W. Bruce, unmarried, her heirs and assigns, forever; and I, Jennifer Gendron, unmarried do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of December, 1994. BOOK 9546PG630

Jennifer Gendron

Jennifer Gendron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jennifer Gendron, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 57,266.04.

Sandra W. Bruce
AFFIANT

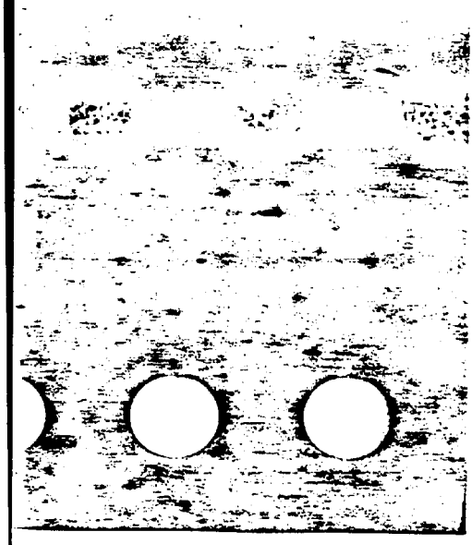
Subscribed and sworn to before me this 14th day of December, 1994.

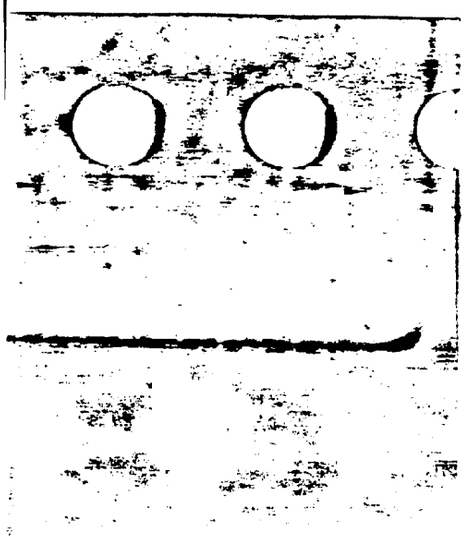
NOTARY PUBLIC
My Commission Expires: 3/22/97

17556
IDENTIF. & REFERENCE

94 DEC 15 PM 2:02
FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

3464 12/15 0101 03CHECK 221.01





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9546PG631

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 57266.04
				CON TX 212.01
				PRFEE 1.00
				WDEED 8.00
				TOTAL 221.01
				CHECK 221.01
			12/15/94 01	14:02 0001 3464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17556
IDENTIF. ↑ REFERENCE

94 DEC 15 PM 2:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 863421