This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Fred Wayne Rich Sr.
2803-B Foster Avenue
Nashville, TN 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Wachovia Mortgage Company
P.O. Box 3174
Winston-Salem, NC 27102

MAP AND PARCEL:
MAP 148-15
PARCEL 245

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, Sheryl Rich Allen, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fred Wayne Rich Sr., married , 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. 51, on the Plan of Section 6, Apache Hills, of record in Plat Book 5200, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sheryl Rich Allen, by Quitclaim Deed from Jeffrey M. Allen of record in Book 8385, Page 662, 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 Wachovia Mortgage Company of record in Book 5522, Page 100, 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 to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 5449, Page 535, and such easements and setback lines of record in Plat Book 5200, Page 173, said Register's Office.

This is improved property known as 4117 Eastview Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred Wayne Rich Sr., married, her heirs and assigns, forever; and I, Sheryl Rich Allen, 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 15th day of December, 1994.

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Sheryl Rich Allen

Sheryl Rich Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sheryl Rich Allen, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1994.

Gene W. Floyd

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 $ 41,410.74.

Sheryl Rich Allen

AFFIANT

Subscribed and sworn to before me this 15th day of December, 1994.

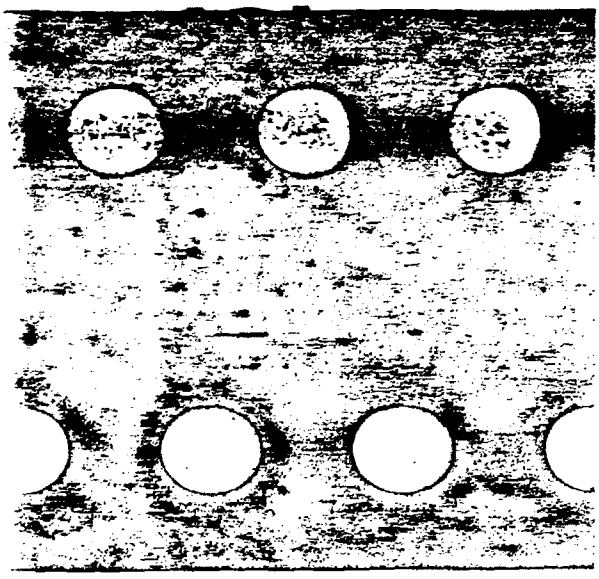
Gene W. Floyd

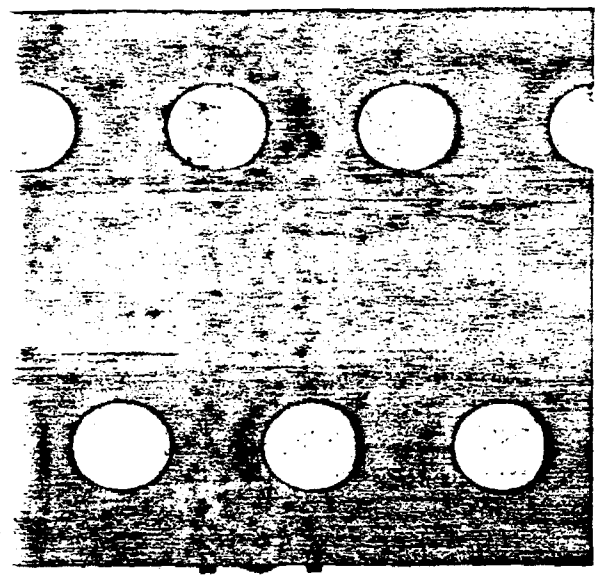
NOTARY PUBLIC
My Commission Expires: 3/22/97

18786
IDENTIF. ↑ REFERENCE

94 DEC 20 AM 11:03
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

4809 12/20 0101 03CHECK 162.22





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9551 PG 38

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 41410.74
CON TX 153.22
PRFEE 1.00
WDEED 8.00
TOTAL 162.22
CHECK 162.22

12/20/94 01 11:04 0001 4809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18786
IDENTIF. # REFERENCE

94 DEC 20 AM 11:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 864748