FILE NO. 33109
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,896.20

Affiant:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 95

Notary Public

MY COMMISSION EXPIRES: 7-25-98
(AFFIX SEAL)

BOOK 9573 PG 471

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARCUS M. PROSSER et ux	NATIONSBANC MORTGAGE CORPORATION	90-11-55
(NAME)	(NAME)	
637 American Road	P. O. Box 35140	8DA 30915
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Louisville, Kentucky 40232	
(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, WE, ESTATE OF ROGER M. ROACH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARCUS M. PROSSER and wife, RONYA J. PROSSER,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 412 on the plan of Charlotte Park, Section Six, of record in Book 2900, page 7, Register's Office for said County.

SAID Lot No. 412 fronts 75.0 feet on the southerly margin of American Road and extends back 137.0 feet on the easterly line and 91.0 feet on the westerly line to a broken line in the rear, measuring 92.3 feet thereon.

BEING the same property conveyed to Roger Roach by Quitclaim Deed from Rebecca J. Roach of record in Book 8896, page 75, and the same property conveyed to Roger Roach and wife, Rebecca J. Roach by deed from James F. Jordan, Unmarried, of record in Book 8127, page 561, Register's Office for Davidson County, Tennessee. (Derivation continued on back)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to ATLANTIC COAST MORTGAGE COMPANY, of record in Book 7658, page 1, as re-recorded in Book 7678, page 947, said Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved / improved X property, known as 637 American Road, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 13th day of January, 19 95

Rebecca J. Montgomery, Administratrix

REBECCA J. MONTGOMERY, Administratrix

BOOK 9573 PG 472

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, ALAN D. MAZER a Notary Public in and for the State and County aforesaid, personally appeared REBECCA J. MONTGOMERY

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Administratrix of the ESTATE OF ROGER M. ROACH, deceased a corporation, and that she as such Administratrix, executed the foregoing instrument for the purpose therein contained, by signing the name of the estate corporation by herself as Administratrix.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 1995.

_____Notary Public

Commission Expires 7/25/98

WARRANTY DEED

FROM

TO

26244

IDENTIFICATION REFERENCE

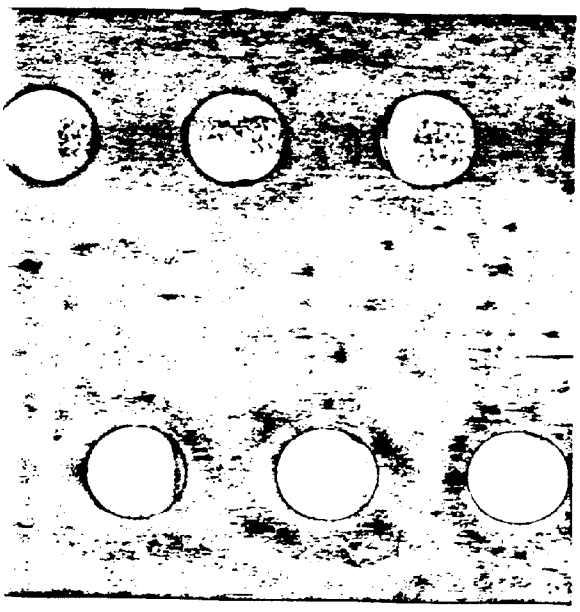
95 JAN 18 PM 1:42

REGISTER
DAVIDSON COUNTY, TN.

Derivation (continued)

The said Roger Roach (aka Roger M. Roach) has since died, and Rebecca J. Montgomery was authorized as Administratrix to sell the subject property by Order of the Probate Court of Davidson County, Tennessee, dated 1/13/95 in Case No. 95P-17.

1974 01/18 0101 03CHECK 293.53



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

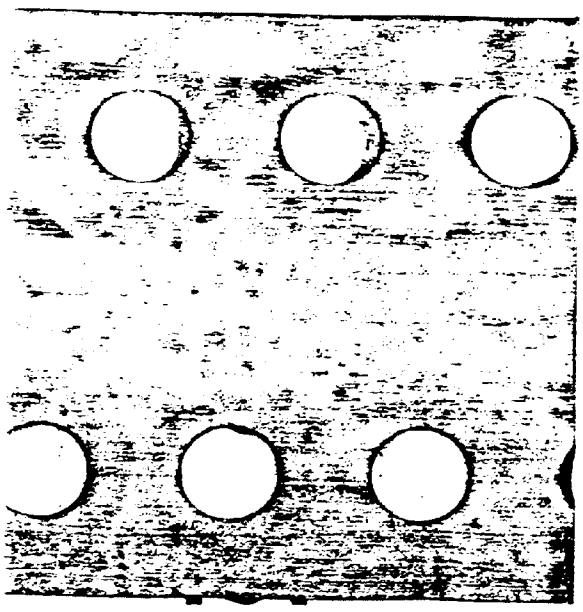
RECEIVED OF _____

FOR _____

BOOK 9573 PG 473

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	76896.20
CON TX	284.33
PRFEE	1.00
MDEED	8.00
TOTAL	293.53
[illegible]	293.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/15/95 01 13:42 0001 2994

26244
IDENTIF. # REFERENCE

95 JAN 18 PM 1:42

[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 872821