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

File Box 24

BOOK 9574 PG 905

ADDRESS NEW OWNER:
Erik Hoeg and Elizabeth Hoeg
1342 McAlpine Avenue
Nashville, Tennessee 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Commercial Federal Mortgage
2120 S. 72nd Street, Suite 400
Omaha, Nebraska 68124

MAP AND PARCEL:
MAP 61-16
PARCEL 215
15DZ-21245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Heather D. Pollard, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Erik Hoeg and wife, Elizabeth Hoeg, as tenants by the entirety, 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:

BEING the northeasterly part of Lot No. 60, Kennedy and Graves Subdivision, of Block C and D of Monte Vista, of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee, and described according to a survey dated September 9, 1953 by Stephen Draper, surveyor, as follows:

SAID part of said lot fronts 130 feet on the southerly side of McAlpine Avenue and runs back between lines on its westerly side, 176.9 feet on the southeasterly side along an unnamed street 198 feet to a dead line in the rear on which it measures 14.9 feet.

Being the same property conveyed to Heather D. Pollard, by deed from Joe W. Wood, unmarried of record in Book 7606, Page 101, 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 Commercial Federal Mortgage of record in Book 7008, Page 445, 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).

Alessandro Bozzato joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 1342 McAlpine Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Erik Hoeg and wife, Elizabeth Hoeg, their heirs and assigns, forever; and we, Heather D. Pollard and husband, Alessandro Bozzato 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of January, 1995.

Heather D. Pollard

Alessandro Bozzato

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Heather D. Pollard and Alessandro Bozzato 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 19th day of January, 1995.

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 $ 56,101.91.

AFFIANT

Subscribed and sworn to before me this 19th day of January, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

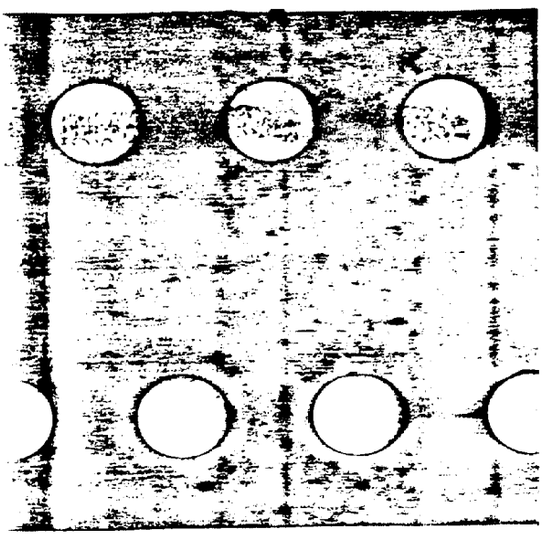
3639 01/20 0101 03CHECK 216.57

26727

IDENTIFICATION REFERENCE

95 JAN 20 AM 8:37

REGISTER



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9574 PG 907

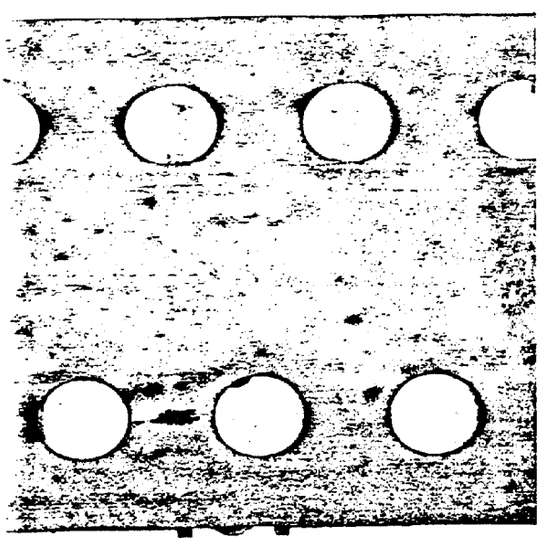
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	56101.91
CON TX	207.57
PRFEE	1.00
WDEED	8.00
TOTAL	216.57
CHECK	216.57

01/20/95 01 08:37 0001 3639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



26727
IDENTIF. REFERENCE

95 JAN 20 AM 8:37

REGISTER
DAVIDSON COUNTY, TN.

No. 873453