SJB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9580 PG 487

ADDRESS NEW OWNER:
John Stephen Condra and Beverly N. Condra
5033 Villa Crest Drive
Nashville, Tennessee 37220

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Amerisource Mortgage Corporation
1101 Kermit Drive, Suite 203
Nashville, TN 37217

MAP AND PARCEL:
MAP 145-7
GROUP
PARCEL 8

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, Myrtle F. Trimble, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John Stephen Condra and wife, Beverly N. Condra, 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. 9 on the Plan of Villa Estates, of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Benson Trimble and wife, Myrtle F. Trimble, by deed from Robert D. MacMillan and wife, Madeline M. MacMillan, as of record in Book 4743, page 980, Register's Office for Davidson County, Tennessee. The said Benson Trimble having since died.

This is improved property known as 5033 Villa Crest Drive, Nashville, TN 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. Restrictive covenants of record in Book 3829, page 772, said Register's Office.
3. Amendment to reduce the building set back line contained within instrument of record in Book 3919, page 827, said Register's Office.
4. All matters as shown on the plan of record in Book 3600, page 66, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Stephen Condra and wife, Beverly N. Condra, their heirs and assigns, forever; and I, Myrtle F. Trimble, an unmarried

person, do covenant with the said Grantees 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 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.

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Witness my hand this the 25th day of January, 1995.

Myrtle F. Trimble
Myrtle F. Trimble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Myrtle F. Trimble,an unmarried person, the bargainor, 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 25th day of January, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: NOV. 20, 1996

95 JAN 27 AM 11:57
DAVIDSON COUNTY, TN.

28823
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 230,000.00.

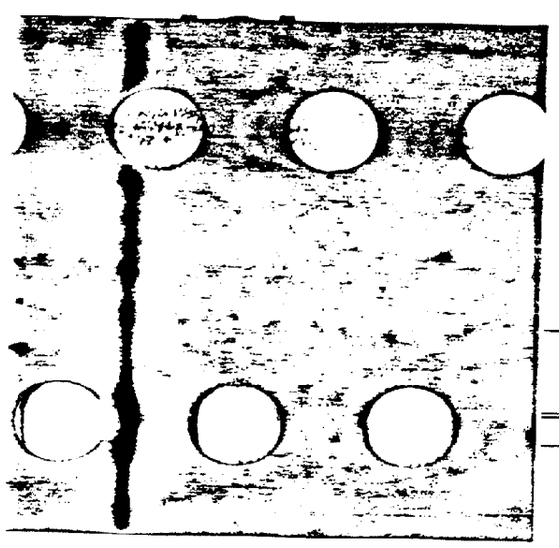
John Stephen Cordes
AFFIANT

Subscribed and sworn to before me
this 25th day of January, 1995.

NOTARY PUBLIC
My Commission Expires: NOV 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

01/27 01:03CHECK 860.00



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

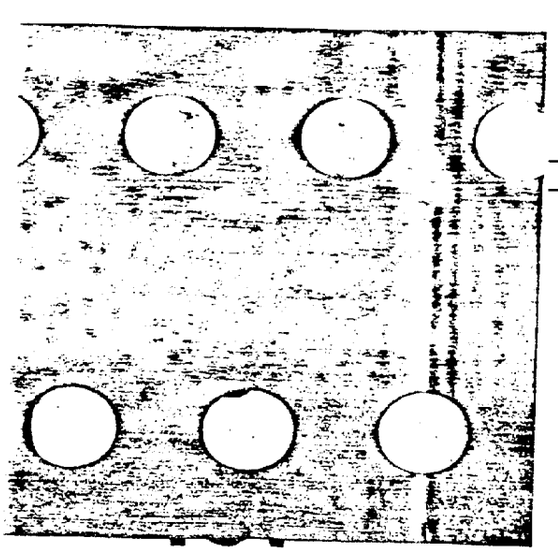
RECEIVED OF _____

FOR _____

BOOK 9580 PG 489

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 230000.00
CON TX 851.00
PRFEE 1.00
MISC 8.00
TOTAL 860.00
CHECK 860.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28823
IDENTIF. ↑ REFERENCE

95 JAN 27 AM 11:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

01/27/95 01 11:57 0001 5962

No. 875738