BOOK 9581 PG 604

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

John C. Carrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. Carrell (NAME)	Resource Bancshares Mortgage (NAME)	
1312 Cadogan Way (ADDRESS)	7909 Parklane Road, Suite 150 (ADDRESS)	149-2 OB 7 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Columbia, SC 29223 (CITY) (STATE) (ZIP)	

FOR AND 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, Douglas C. Hallberg and wife, Aleisa Hallberg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. Carrell

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, TN, being Lot No. 56 on the Plan of Phase II, Piccadilly Square, of record in Book 6250, Pages 92, 93, and 94; amended in Book 6546, Page 60; Book 6608, Page 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas C. Hallberg and wife, Aleisa Hallberg by deed from Doug E. Ogburn and wife, Sandra K. Ogburn of record in Book 8662, Page 759, Register's Office for Davidson County, TN.

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

Subject to restrictions of record in Book 6236, Page 685; amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; rerecorded in Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6830, Page 739; By-Laws of record in Book 6236, Page 708; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6300, Page 431, and all matters shown on the Plan of Record.

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 deed of trust to Miami Valley Bank, of record in Book 9094, Page 177, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 1312 Cadogan Way, Antioch, TN 37013
(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 our hand s this 27th day of January 19 95

Douglas C. Hallberg

Aleisa Hallberg

BOOK 9581 PG 605

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas C. Hallberg and wife, Aleisa Hallberg

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of January, 19 95

Commission expires January 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

29254

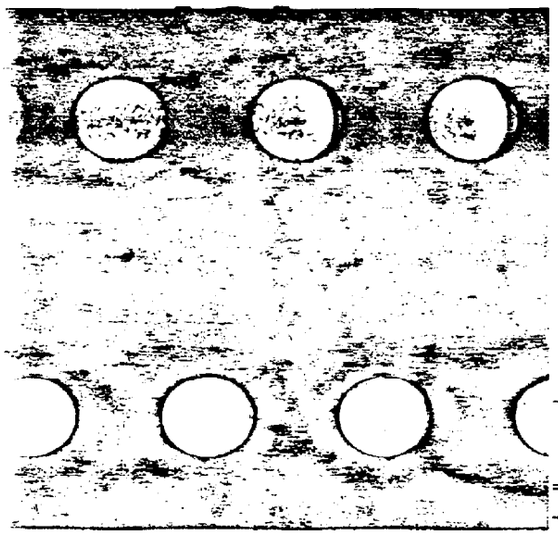
IDENTIFICATION REFERENCE

95 JAN 30 AM 10:57

FELIA ... REGISTER
DAVIDSON COUNTY, TN.

6408 01/30 0101 03CHECK

371.60



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

RECEIVED OF _____

FOR _____

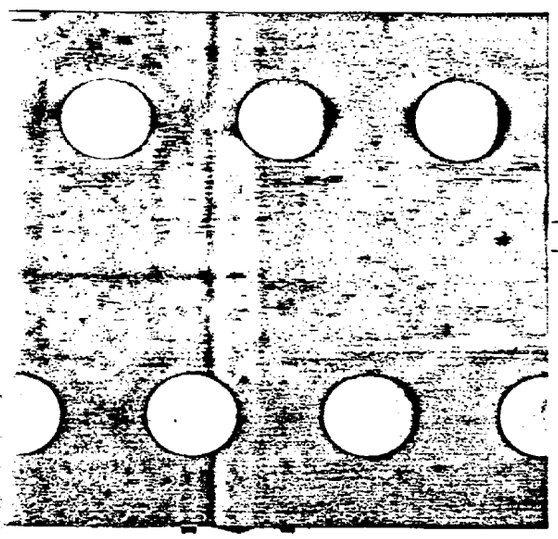
BOOK 9581 PG 606

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 98000.00
CON TX 362.60
PRFEE 1.00
WDEED 8.00
TOTAL 371.60
CHECK 371.60

01/30/95 01 10:56 0001 5408



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29254
IDENTIF. # REFERENCE

95 JAN 30 AM 10:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 876181