BOX 2

book 9587 PG 813

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,969.99

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WANDA F. FELTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 28, 1997

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beth C. Elsea (NAME)	BancBoston Mortgage Corporation (NAME)	147-16A-22CO
122 McMurray Circle (ADDRESS)	P.O. Box 44090 (ADDRESS)	6DU-81297
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Jacksonville, FL 32231 (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, Joy L. Arnold Branstetter and husband, Larry Branstetter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beth C. Elsea, unmarried

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:

A certain unit in Davidson County, Tennessee, BEING Unit No. 22 on the Plan of McMurray Court, a de Minimus Planned Unit Development, of record in Book 6250, page 230 as amended in Book 6606, page 144, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joy L. Arnold, by deed from W.L. Bainbridge, Inc., of record in Book 6680, Page 707, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the years 1994 and 1995 and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, page 230 as amended in Book 6606, page 144; Declarations of Covenants, Conditions and Restrictions of record in Book 6446, page 539; Book 6481, page 849; Book 7325, page 261; Book 7338, page 23 and Book 8631, page 850; all of record in the Register's office for Davidson County, Tennessee.

Grantee hereby agrees to assume indebtedness secured by Deed of Trust to CTX Mortgage Company of record in Book 9092, Page 488, Register's Office for Davidson County, TN, to which reference is hereby made for more complete terms and conditions. Said mortgage is presently being serviced by BancBoston Mortgage Corporation.

unimproved ( )
This is improved (X) property, known as 122 McMurray Circle, Nashville, TN 37211
(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 30th day of January 19 95

Joy L. Arnold Branstetter

Larry Branstetter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BK 9587 PG 814

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joy L. Arnold Branstetter and husband, Larry Branstetter

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 30th day of January 19 95

Commission expires _____

Notary Public

WANDA F. ELLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires September 28, 1997

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in 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

WARRANTY DEED

FROM

Joy L. Arnold Branstetter and husband, Larry Branstetter

TO

Beth C. Elsea

RETURN TO:

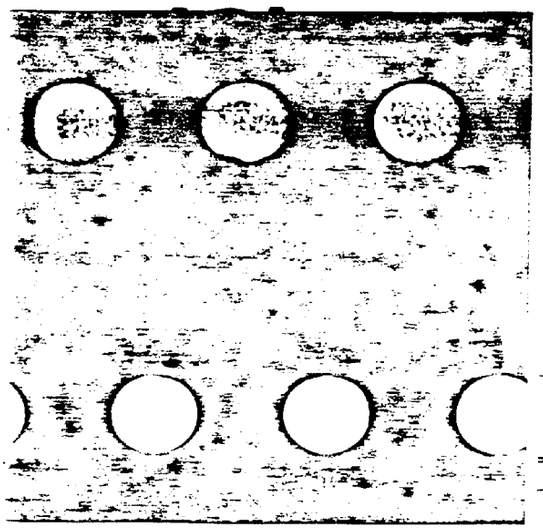
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

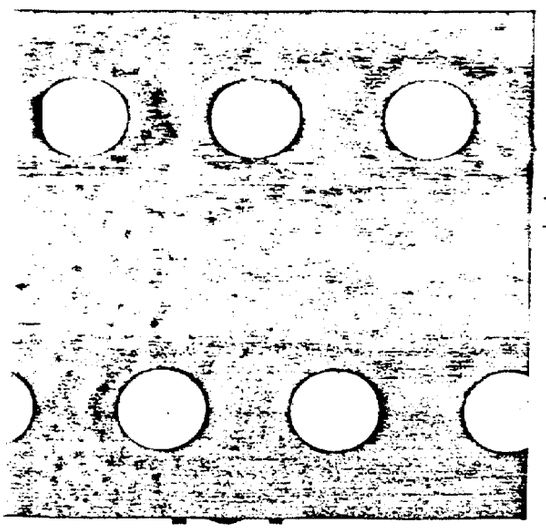
IDENTIFICATION REFERENCE

95 FEB -3 AM 9:15

REGISTER
WILLIAMSON COUNTY, TN.

3644 02/03 1101 03CHECK 238.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9587 PG 815

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 61969.99
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

02/03/95 01 09:16 0001 3664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31348
IDENTIF. & REFERENCE

95 FEB -3 AM 9:15

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 878414