BOOK 9587 PG 970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

95-1117

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Peter Stuart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 95.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME AND ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Stuart	Community Mortgage Corporation	53-14
(NAME)	(NAME)	
217 Pitts Avenue	142 Timber Creek Drive	158
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Old Hickory, TN. 37138	Cordova, Tennessee 38018	
(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, J & M Homebuilders, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter Stuart and Martha Guster, both 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:

Being Lot No. 8 on the Plan of Jackson's Landing Estates, of record in Plat Book 7900, page 679, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING part of the same property conveyed to J & M Homebuilders, Inc., a Tennessee corporation, by deed from Joe L. Wall and H. Mike Suggs, d/b/a J & M Investments, filed of record in Book 9283, page 25, Register's Office for Davidson County, Tennessee.

95 FEB -3 AM 10:03

31399
IDENTIFICATION REFERENCE

This is improved property known as 217 Pitts Avenue, Old Hickory, TN. 37138

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 his hand this 30th day of January, 19 95.

J & M Homebuilders, Inc.

Joe L. Wall, President
President

BOOK 9587PG971

95-1117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe L. Wall as such President and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Old Hickory Tennessee on this the 30th day of January, 19 95.

My commission expires 5/23/98

Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

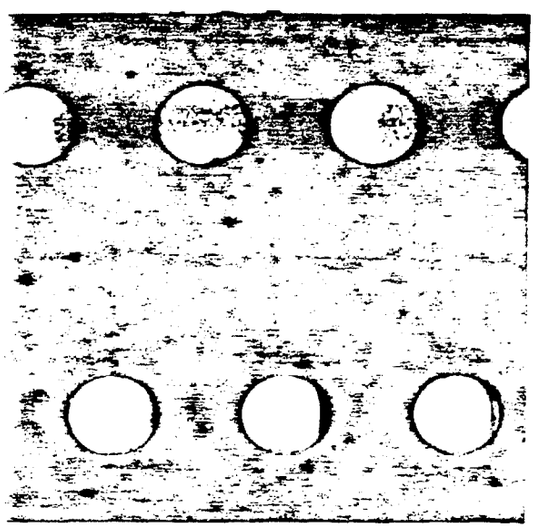
J & M Homebuilders, Inc., a Tennessee Corporation

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Old Hickory, Tennessee, this 30th day of January, 19 95.

My commission expires 5/23/98

Notary Public Janis L. Duree

3720 02/03 2101 03CHECK 323.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

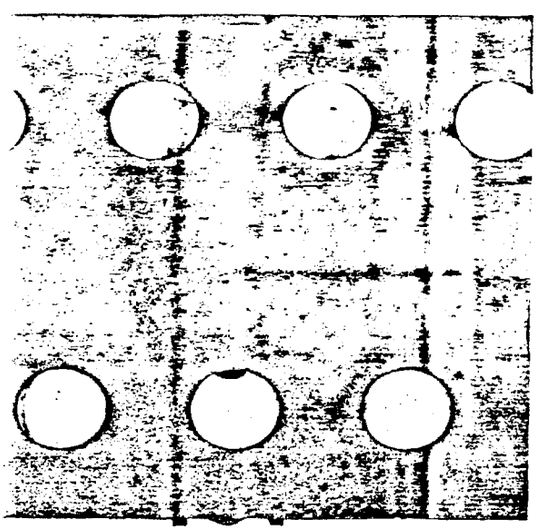
BOOK 9587 PG 972

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 84900.00
CON TX 314.13
PRFEE 1.00
WDEED 8.00
TOTAL 323.13
CHECK 323.13

02/03/95 01 10:03 0001 8720



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31399 IDENTIFICATION REFERENCE

95 FEB -3 AM 10: CLERK

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 878470