BOOK 9595 PG 68

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Beverly C. Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: July 22, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly C. Vaughn (NAME)	Community Mortgage Corporation (NAME)	MAP & PARCEL
606 Ashmont Court (ADDRESS)	142 Timber Creek Drive (ADDRESS)	162-9-88
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Cordova, TN 38108 (CITY) (STATE) (ZIP)	5 DU 39547

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, Steven Arnold Ferguson, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly C. Vaughn, 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:

Land in Davidson County, Tennessee, Being Lot No. 9A on the Plan of Zone Lot Dividison Lots 7, 8, & 9 Hickory View, Section Two, of record in Book 5800, page 312, Register's Office for Davidson County, Tennessee, and to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ernie J. Rice and Steven A. Ferguson by deed from the Secretary of Housing and Urban Development, recorded in Book 8404, page 817, Register's Office for Davidson County, Tennessee. The said Ernie J. Rice and wife, Sharon Kay Rice subsequently conveyed their interest by Quitclaim Deed to Steven A. Ferguson, which was recorded hereinbefore and simultaneously herewith in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1995 and subsequent years, restrictions and easements of record.

Linda Ferguson joins in this conveyance to relinquish any and all marital rights she may have in said property.

unimproved ( )
This is improved (X) property, known as 606 Ashmont Court, 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 3rd day of February 19 95

Steven Arnold Ferguson

Linda Ferguson

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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 Steven Arnold Ferguson and Linda Ferguson

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of February, 19 95.

Commission expires July 22, 1995

Ruth M. Foran
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_____.

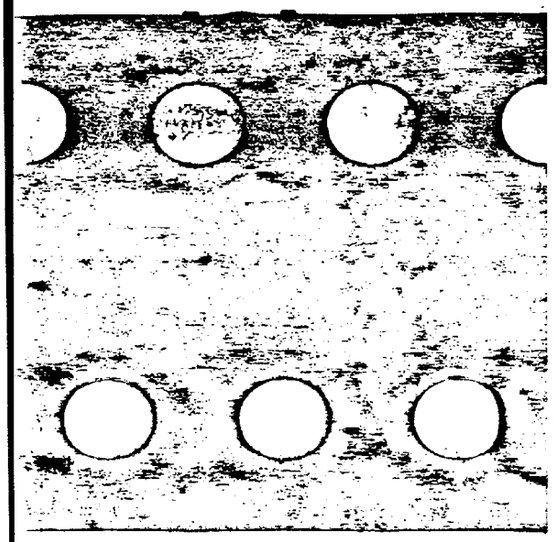
My commission expires _____

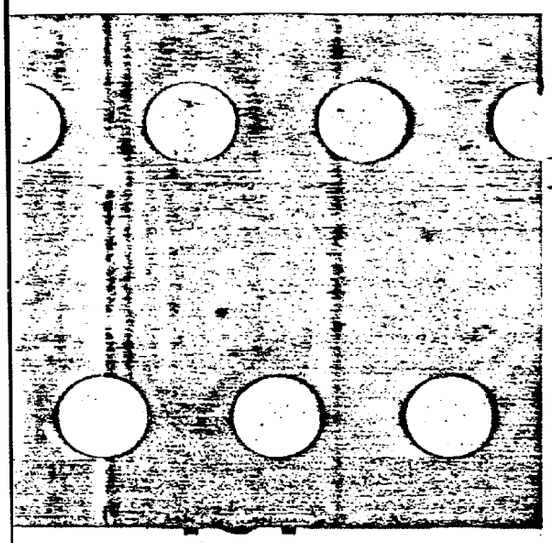
_____
Notary Public

34117
IDENTIF. & REFERENCE

95 FEB 14 PM 1:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1701 02/14 0101 03CHECK 171.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9595 PG 70

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 44000.00
CON TX 162.80
PRFEE 1.00
WDEED 8.00
TOTAL 171.80
CHECK 171.80

02/14/95 01 01:42 0001 1701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34117
IDENTIF. & REFERENCE

95 FEB 14 PM 1:43

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 881412