STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,900.00

Herman E Flowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES: October 7, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
HERMAN E. FLOWERS, UNMARRIED	MORTGAGE RESOURCES, INC.	4D67160
(NAME) 835 HERITAGE TRAIL	(NAME) 404 BNA DRIVE, SUITE 400	75-1-30
(STREET ADDRESS OR ROUTE NUMBER) HERMITAGE , TN 37076	(STREET ADDRESS) NASHVILLE, TN 37217	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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,

MARY ELLEN BURNETT ACUFF

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

HERMAN E. FLOWERS, UNMARRIED AND LUCILLE E. WALCOTT, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, WITH THE REMAINDER TO THE SURVIVOR IN FEE 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 THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85 ON THE PLAN OF HERMITAGE HILLS, SECTION TWELVE, OF RECORD IN PLAT BOOK 4675, PAGE 113 & AMENDED IN PLAT BOOK 4675, PG 125, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARY ELLEN BURNETT BY DEED OF RECORD IN BOOK 9090, PAGE 267, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MARY ELLEN BURNETT NOW MARRIED AND BEING ONE IN THE SAME PERSON AS MARY ELLEN BURNETT ACUFF.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

RONALD ACUFF, SPOUSE OF MARY ELLEN BURNETT ACUFF JOINS IN THIS CONVEYANCE FOR THE EXPRESS PURPOSE OF CONVEYING ANY AND ALL OF HIS RIGHT TITLE AND INTEREST, INCLUDING ALL MARITAL AND HOMESTEAD RIGHTS, IN AND TO THE WITHIN DESCRIBED PROPERTY UNTO HERMAN E. FLOWERS, UNMARRIED AND LUCILLE E. WALCOTT, UNMARRIED.

37636 IDENTIFICATION REFERENCE

95 FEB 28 AM 10:27 REGISTER DAVIDSON COUNTY, TN.

5540 02/28 0101 03CHECK 245.43

unimproved
This is improved X property, known as 835 HERITAGE TRAIL , HERMITAGE , TN , 37076
(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 my hand this 24th day of February, 19 95

Mary Ellen Burnett Acuff
MARY ELLEN BURNETT ACUFF:

RONALD ACUFF Ronald Acuff

STATE OF TENNESSEE
County of SUMNER

BOOK 9605 PG 436

Personally appeared before me,

MARY ELLEN BURNETT ACUFF AND SPOUSE RONALD ACUFF

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February , 19 95

Commission expires October 7, 1998

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public

WARRANTY DEED

FROM

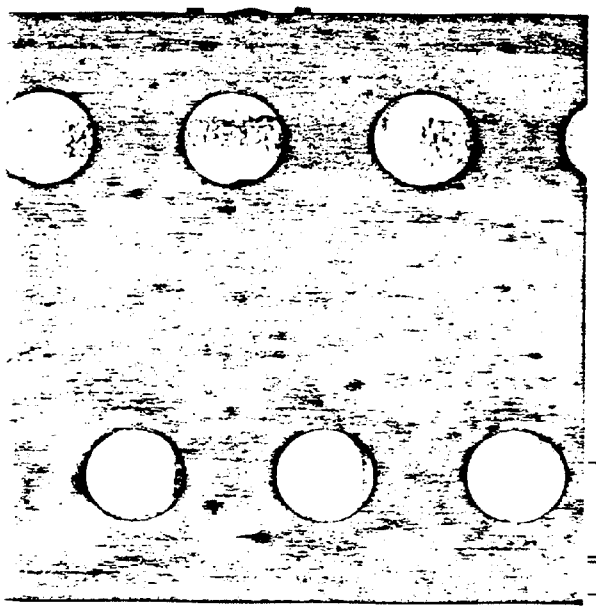
MARY ELLEN BURNETT ACUFF

TO

HERMAN E. FLOWERS, ET AL

PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

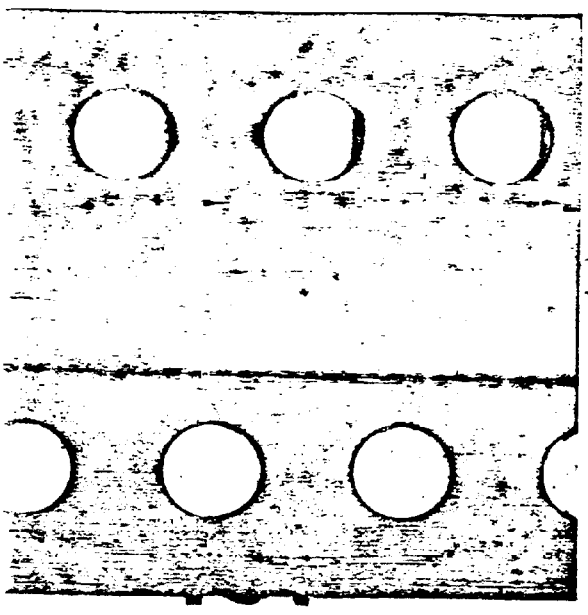
BOOK 9605 PG 437

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 63900.00
CON TX 236.43
PRFEE 1.00
WDEED 8.00
TOTAL 245.43
CHECK 245.43

02/28/95 01 10:28 0001 5540



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37636
IDENTIF. ↑ REFERENCE

95 FEB 28 AM 10: 27
REGISTER
DAVIDSON COUNTY, TN.

No. 885209