BOOK 9610 PG 481 Box 7

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,983.39

Eleanor M. Austin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eleanor M. Austin (NAME)	Chemical Residential Mtg. Corp (NAME)	MAP 149-5
4905 Pebble Creek Drive (ADDRESS)	200 Old Wilson Bridge Road (ADDRESS)	PARCEL 128
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Worthington, OH 43085-8500 (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, Steve Catania and wife, Nancy Catania

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

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. 3 on the Plan of Pebble Creek, Section One, as of record in Book 5210, page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve Catania and wife, Nancy Catania by deed from Ricardo Patton and wife, Jennifer W. Patton of record in Book 7966, page 670, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 5334, page 514, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Grantees herein agree to assume the balance of an indebtedness to Chemical Residential Mortgage Corporation secured by a Deed of Trust of record in Book 7210, page 717, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 4905 Pebble Creek Drive, 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 28th day of February 19 95

Steve Catania

Nancy Catania

Nancy Catania

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9610 PG 482

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Catania and wife, Nancy Catania

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 Nashville, Tennessee, this 28th day of February 19 95.

Commission expires 5-22-97

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

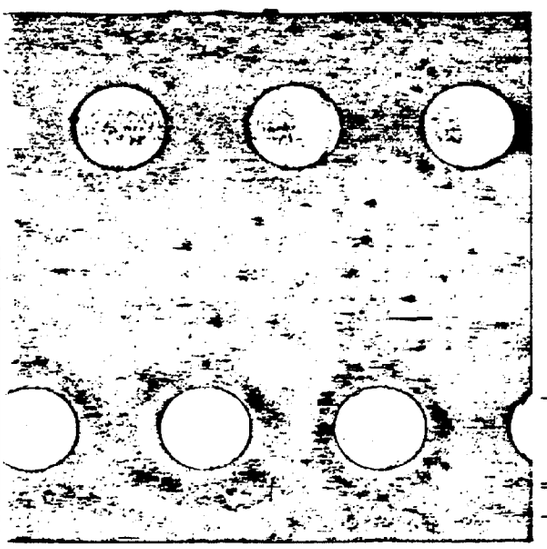
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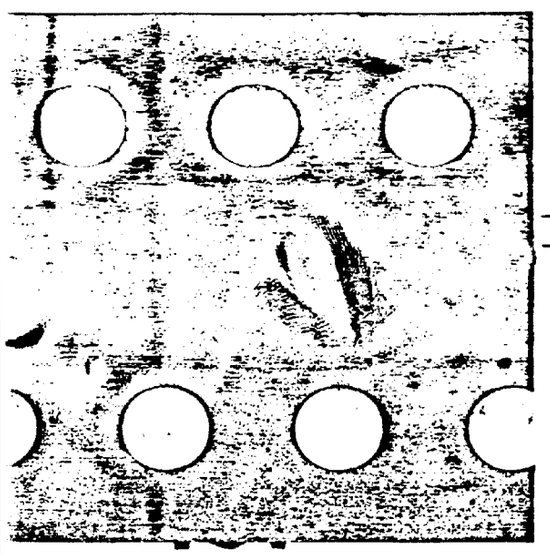
39092

IDENTIF. & REFERENCE

95 MAR -3 AM 10:07

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9610 PG 483

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	90983.39
CON TX	336.70
PRFEE	1.00
WDEED	8.00
TOTAL	345.70
CHECK	345.70

03/03/95 01 10:08 0001 7086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39092
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 10:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 886735