WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,171.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 06th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: July 22, 1995
(AFFIX SEAL)

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
Kathryn Baskin (NAME)	Transworld Mortgage Corporation (NAME)	MAP 150-03-0
3520 Gondola Drive (ADDRESS)	P.O. Box 4329 (ADDRESS)	PARCEL 466.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Houston, TX 77210-4329 (CITY) (STATE) (ZIP)	02DX 03842

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, Lonnie K. Powers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathryn Baskin, 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. 108-B, Zone Lot Division of Lots 107 and 108 on the Plan of Chelsea of Priest Lake Section 2-A of record in Plat Book 6250, Page 998, Register's Office for said County, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lonnie K. Powers by deed from Carla A. Johnson and husband, Steve Johnson, of record in Book 9080, page 748, Register's Office for Davidson County, Tennessee.

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

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Commerce Union Bank in the original principal amount of $62,100.00, of record in Book 6969, page 354, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3520 Gondola 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 my hand this 06th day of March 19 95

Lonnie K. Powers

BOOK 9614 PG 680

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 Lonnie K. Powers

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 Brentwood, Tennessee, this 06th day of March 19 95

Commission expires July 22, 1995

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_____ .

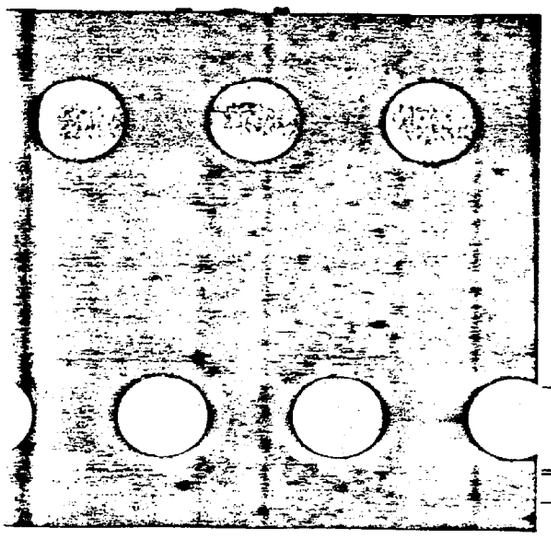
My commission expires _____

Notary Public

40579
IDENTIF. & REFERENCE

95 MAR -9 AM 9:55
FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN.

37687 03/09 0101 03CHECK 268.64



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

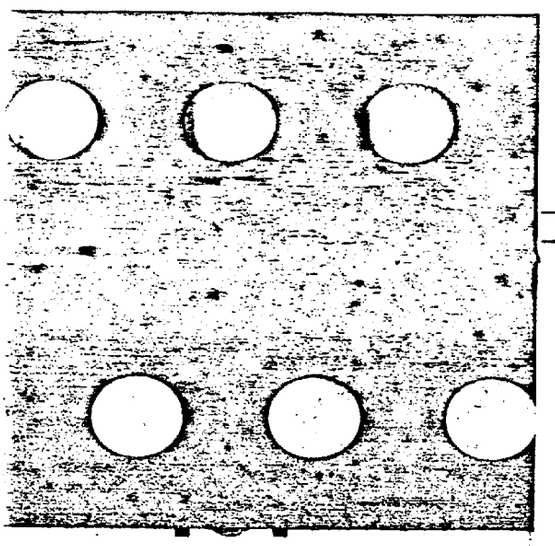
RECEIVED OF _____

FOR _____

BOOK 9614 PG 681

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	70171.55
CON TX	259.64
PRFEE	1.00
WDEED	8.00
TOTAL	268.64
CHECK	268.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 MAR -9 AM 9:5
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

40579
IDENTIF. & REFERENCE

No. 888392