BOOK 9619PG228

BOX 15

"SPECIAL WARRANTY DEED"

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 1995

Notary Public Larry N. Westbrook

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215
File #8876

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Anthony Engel (NAME)	Mortgage Resources, Inc. (NAME)	MAP 133-1
506 Drake Avenue (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	PARCEL 65
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Federal Home Loan Mortgage Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip A. Engel, a married person

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. 26 on the Map of William Coleman's Subdivision of 7.08 acres off the west part of Radnor College Land, as of record in Book 547, page 181, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by deed from I. Dyke Tatum, Substitute Trustee, of record in Book 9347, page 580, Register's Office for Davidson County, Tennessee.

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

By, through, and under, but not otherwise the following limitations of warrantees shall be deemed superior and override any others contained herein:

Warrantees contained herein extend only to Grantee herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantor.

95 MAR 15 PM 3:31

REGISTER DAVIDSON COUNTY, TN

42213

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 506 Drake Avenue, 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 my hand this 8th day of March, 1995.

Federal Home Loan Mortgage Corp.
By:

Janet N. Steltemeier

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Janet H. Stahlberger and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the Authorized Signator and _____ respectively of the Federal Home Loan Mortgage Corp. the within named bargainor, and corporation, and that she as such Authorized Signator 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 Janet H. Stahlberger as such Authorized Signator, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Dallas, Texas on this the 8 day of March 19 95 .

My commission expires 6-27-98

Jean Ann Coons
Notary Public

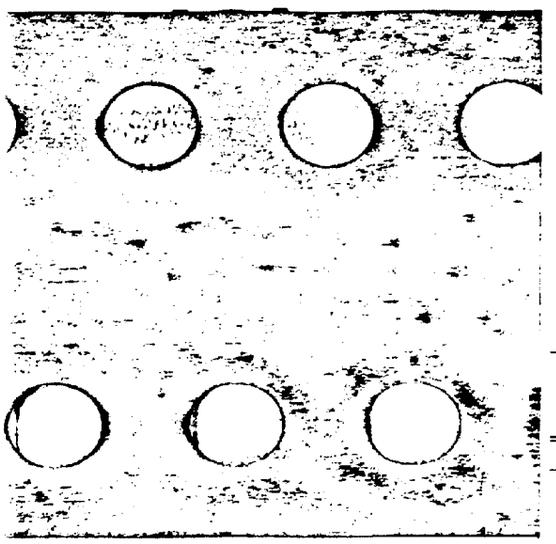
JEAN ANN COONS
Notary Public, State of Texas
My Commission Expires 6-27-98

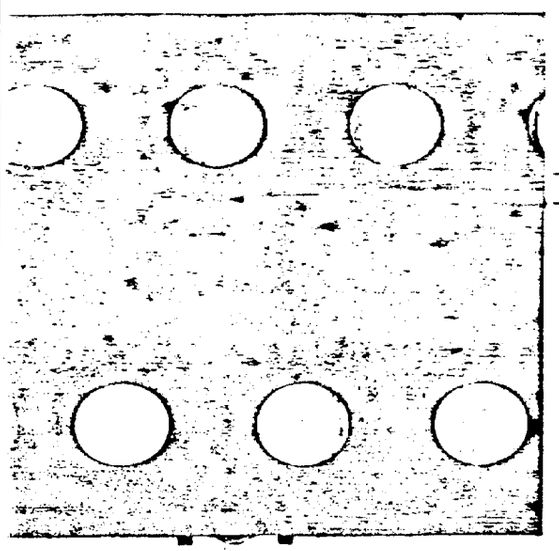
JEAN ANN COONS
Notary Public, State of Texas
My Commission Expires 6-27-98

0565 03/15 0101 03CHECK 223.08

Warranty Deed from Federal Home Loan Mortgage Corp., to Philip A. Engel, married

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215 File #8876





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9619 PG 230

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	58400.00
CON TX	216.08
PRFEE	1.00
MTEED	9.00
TOTAL	225.08
CHECK	225.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 42-52 9001 0565

42213
IDENTIF. & REFERENCE

95 MAR 15 PM 3:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 890159