SCB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9625 PG 861

ADDRESS NEW OWNER:
Michael E. Lawrence and Janet Lawrence
276 Garry Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

MAP AND PARCEL:
MAP 134-13
GROUP
PARCEL 37.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, David A. St.Clair, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael E. Lawrence and wife, Janet Lawrence, 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. 103 on the Plan of Kenilworth Estates, Section One, of record in Book 2900, pages 105 and 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David A. St.Clair, by deed from Talmadge W. Greer and wife, Freda Greer, as of record in Book 7020, page 904, Register's Office for Davidson County, Tennessee.

This is improved property known as 276 Garry Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. All matters as shown on the plan of record in Book 2900, pages 105 and 106, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael E. Lawrence and wife, Janet Lawrence, their heirs and assigns, forever; and I, David A. St.Clair, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9625 PG 862

Witness my hand this the 20th day of March, 1995.

David A. St.Clair

3148 03/23 0101 03CHECK 252.65

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David A. St.Clair,an unmarried person, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,850.00.

AFFIANT

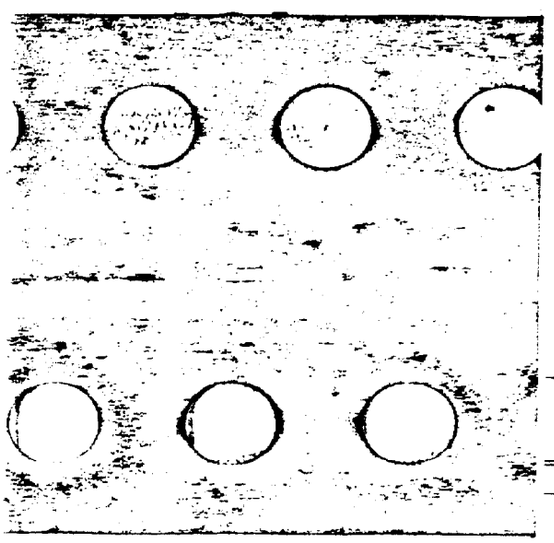
Subscribed and sworn to before me
this 20th day of March, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 10/24/1996

95 MAR 23 AM 11:30
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 44546



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

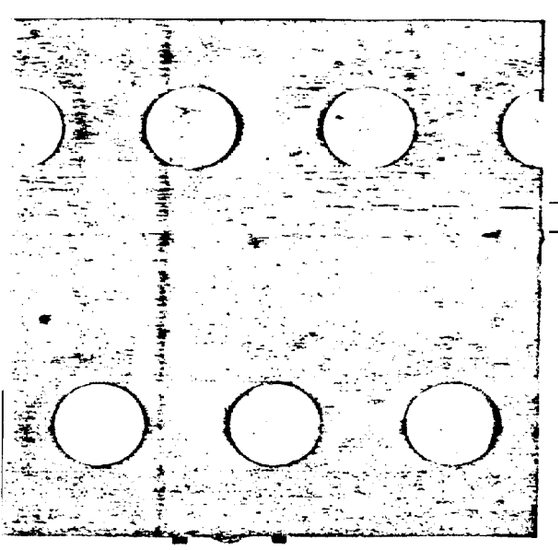
RECEIVED OF _____

FOR _____

BOOK 9625 PG 863

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 65850.00
CON TX 243.65
PRFEE 1.00
WDEED 8.00
TOTAL 252.65
CHECK 252.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/23/95 01 11:31 0001 3148

44546
IDENTIF. & REFERENCE

95 MAR 23 AM 11:30

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 892713