BOOK 9636 PAGE 536

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,434.94

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 95

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila P. Bozman (NAME)	First Nationwide Mortgage (NAME)	MAP 73-16
2454 Cabin Hill Road (ADDRESS)	Dept. 0054, 5280 Corporate Drive (ADDRESS)	PARCEL 31
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Frederick, MD 21701 (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, Jacqueline Smith and Henry H. Hipsher and wife, Tommie S. Hipsher and husband Conley J. Smith, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sheila P. Bozman, 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:

BEING Lot No. 147 on the Revision of Section One of Sunset View, as of record in Plat Book 2663, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 147 fronts 115 feet on the north side of Cabin Hill Road, and runs back 176.6 feet on the west line, and 228.7 feet on the east line, to a dead line in the rear, which is a broken ine, and measures 108 feet thereon.

BEING the same property conveyed to Jacqueline D. Cyree (now Jacqueline Smith) and Henry H. Hipsher and wife, Tommie S. Hipsher by deed from Glenn E. McIntyre and wife, Bernita A. McIntyre, of record in Book 8595, Page 188, Register's Office for said County. See also Quitclaim Deed of record in Book 9636, Page 534, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Jacqueline D. Cyree and husband, David W. Cyree and Henry H. Hipsher and wife, Tommie S. Hipsher, to L. Patrick Sandlin, Trustee, for Community Mortgage Corporation, dated April 3, 1992, and filed for record in Book 8595, Page 191, Register's Office for said County, with an unpaid principal amount of approximately $ 71,534.94, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 2454 Cabin Hill Road, Nashville, TN 37214
(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 29th day of March, 19 95

Jacqueline Smith

Tommie S. Hipsher

Henry H. Hipsher

Conley J. Smith, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9636 PG 537

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline Smith and Henry H. Hipsher and wife, Tommie S. Hipsher and husband, Conley J. Smith, Jr.

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 29th day of March, 19 95.

Commission expires May 24, 1997

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

48319

IDENTIFICATION REFERENCE

95 FEB -4 PM 12:13

DAVIDSON COUNTY TN

RECEIPT 1401 03DEC94 12:24

395.47



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

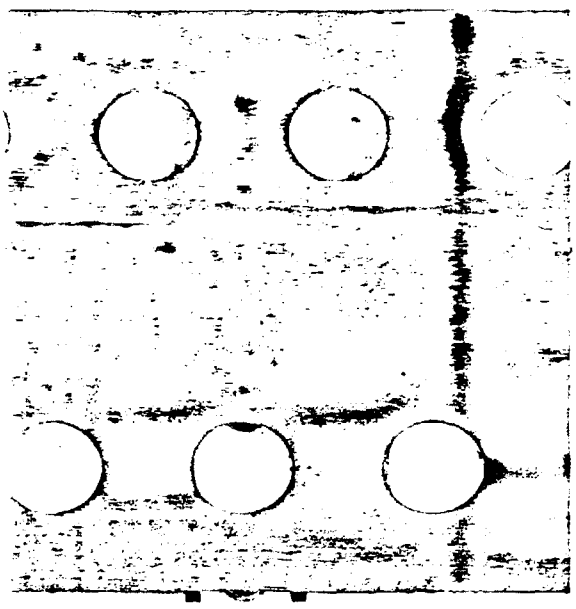
RECEIVED OF _____

FOR _____

BOOK 9636 PG 538

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
104434.94
CON TX 386.41
PRFEE 1.00
MDEED 8.00
TOTAL 395.41
CHECK 395.41

04/04/95 01 12:12 0001 7322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48319

IDENTIFICATION REFERENCE

95 APR -4 PM 12:13

REGISTER'S OFFICE TN

No. 896848