THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOOK 9648 PG 843

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 104,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April 1995

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ERIC M. MARLOW 617 Fatherland Street Nashville, Tennessee 37206	MORTGAGE RESOURCES, INC. 404 BNA Drive Suite 400 Nashville, Tennessee 37217	MAP 82-16 PARCEL 207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOUR THOUSAND AND NO/100-------- ($ 104,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, NEIL W. WILDEBOOR AND WIFE, DORIA F. WILDEBOOR hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIC M. MARLOW AND WIFE, MARGARET E. GIUFFRIDA hereinafter called the Grantee s, 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. 82 on the Plan of Henry Blood's Addition to Edgefield, of record in Book 21, page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 82 fronts 50.0 feet on the north side of Fatherland Street and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Neil W. Wildeboor and wife, Doria F. Wildeboor, by deed from Roy G. Hall, Sr., Edna H. Baker and Barbara H. Newsom, of record in Book 9093, page 946, Register's Office for Davidson County, Tennessee.

52858
IDENTIFICATION REFERENCE
MAIL ENV.
95 APR 19 AM 8:51
REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 617 Fatherland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Henry Blood's Addition to Edgefield of record in Book 21, page 5, Register's Office for Davidson County, Tennessee.

GRANTOR_s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE_s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of April, 19 95.

NEIL W. WILDEBOOR

DORIA F. WILDEBOOR

MICHAEL ... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NEIL W. WILDEBOOR AND WIFE, DORIA F. WILDEBOOR, 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 this 13th day of April, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

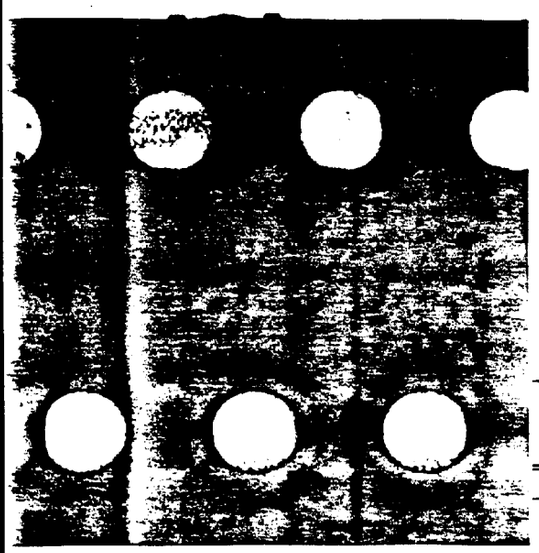
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

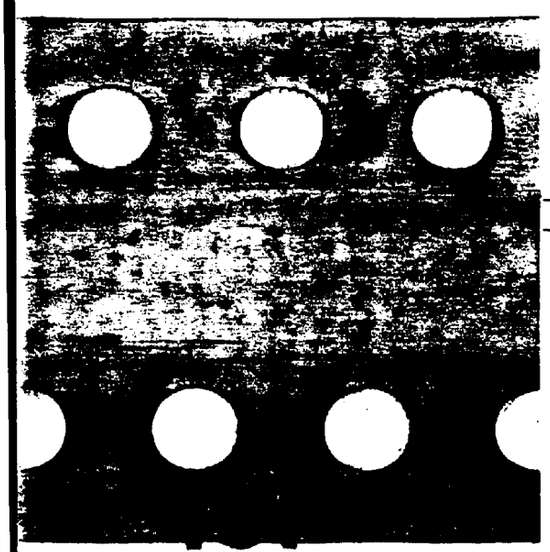
Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

RECEIVED FOR RECORD
95 APR 26 AM 8:01
DAVIDSON COUNTY, TENN.
393 30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9648 PG 845

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 104000.00	
			CON TX 384.80	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 393.80	
			CHECK 393.80	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52858

IDENTIF. # REFERENCE

95 APR 19 AM 8:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

04/19/95 01 08:51 0001 2298

No. 901766