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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 APR 24 AM 11:02

...ER

W & I Ref: (cmw) Title No: 36263
Dav. Co. File: Box 8

BK/PG 9652/763

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dianne Marie Sexton 186 Chamberlin Street Nashville, TN 37209	Source One Mortgage Services Corporation P.O. Box 1505 Farmington Hills, MI 48333-1505

TAX MAP-PARCEL NUMBERS: 104-01-124 11W 80950

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Frazier Riddell and spouse, Susan Arruda Riddell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dianne Marie Sexton, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 38 of Block 26 on the map of Plummer Place, of record in Book 161, page 39, said Register's Office.

SAID Lot No. 38 fronts 50 feet on the easterly margin of 38th Avenue North, now known as Chamberlin Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Frazier Riddell and Susan Arruda, both unmarried, as joint tenants with rights of survivorship, by deed from David Thomas Biddison and Beth Virginia Williams, both unmarried, of record in Book 8524, page 187, said Register's Office. The said Frazier Riddell and Susan Arruda have since married and Susan Arruda is now known as Susan Arruda Riddell.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 186 Chamberlin Street, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of April, 1995.

J. Frazier Riddell

Susan Arruda Riddell

State of Tennessee
County of Davidson

On this 21st day of April, 1995, before me the undersigned authority, personally appeared **J. Frazier Riddell** and **Susan Arruda Riddell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 62500.00

Affiant

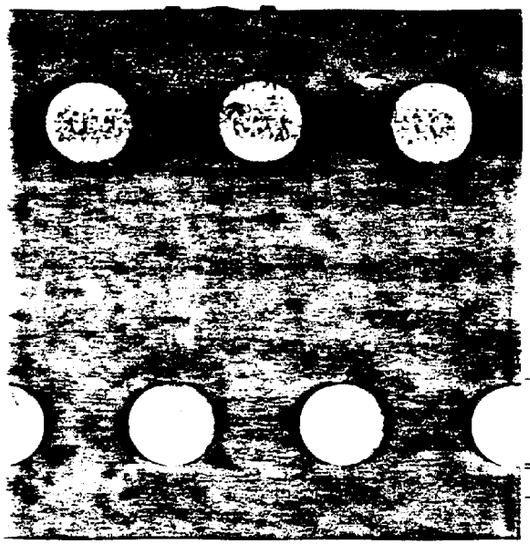
Sworn and subscribed before me on the 21st day of April, 1995.

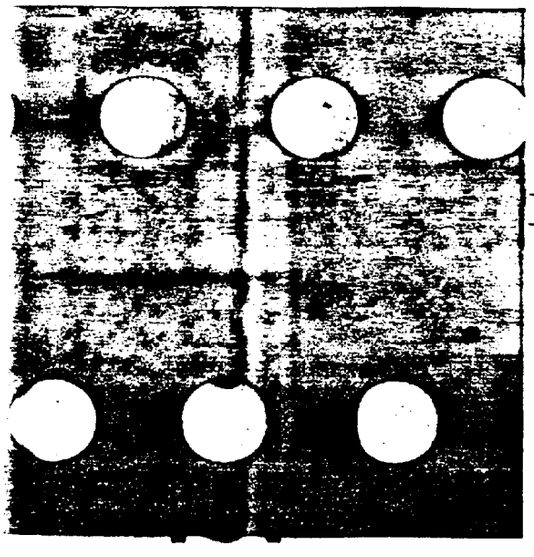
My Commission Expires: _____

CRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

3810 04/24 0101 03CHECK 240.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9652 PG 770

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 62500.00
CON TX 231.25
PRFEE 1.00
MDEED 8.00
TOTAL 240.25
CHECK 240.25

04/24/95 01 11:03 0001 3810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54211
IDENTIFICATION REFERENCE

95 APR 24 AM 11:02

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

No. 903263