315 W. Main Street, Hendersonville, TN. 37075

This instrument prepared by Escrow Corporation of Nashville, [illegible]

WARRANTY DEED

BOOK 9653 PG 805

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
[illegible]
315 W. Main Street
Hendersonville, TN. 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: 11-20-96

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KEVIN T. CARTER, et ux (NAME)	Boatmen's National Mtg., Inc. (NAME)	53-6-B-151
2273 Riverway Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Rd. (STREET ADDRESS)	
Old Hickory, TN. 37138 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

FOR AND IN 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, J & M HOMEBUILDERS, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN T. CARTER and wife, PAMELA K. CARTER

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. 217 on the Plan of Phase 4B, Waterford Subdivision, of record in Plat Book 7900, page 770, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to J & M Homebuilders, Inc., a Tennessee corporation, by deed of record in Book 9477, page 767, Register's Office for Davidson County, Tennessee.

51592

95 APR 25 AM 9:51

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2273 Riverway Drive, Old Hickory, Tennessee 37138
(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 18th day of April, 19 95

J & M HOMEBUILDERS, INC.

BY: Joe L. Wall

JOE L. WALL, President

BOOK 9653 PG 806

STATE OF _____

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, 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 TENNESSEE

DAVIDSON County

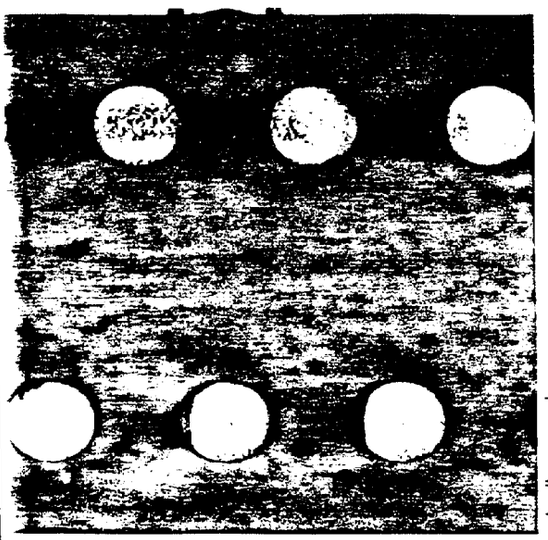
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall and _____, with whom I am personally acquainted and who upon his oath ~~their several oaths~~ acknowledged himself ~~themselves~~ to be the president ____ and _____ respectively of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that he ~~they~~ as such president and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Joe L. Wall as such President and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Goodlettsville on this the 18th day of April, 19 95

My commission expires 11.20.96 _____ Notary Public

NOTARY PUBLIC Tennessee DAVIDSON

4207 04/25 0101 03CHECK 351.44



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

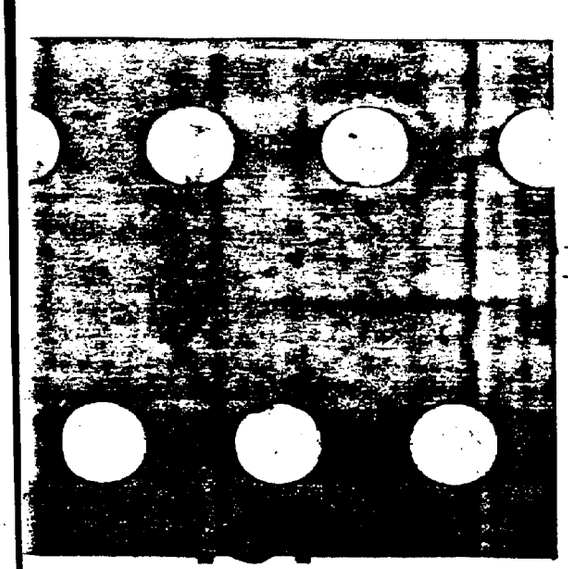
BOOK 9653 PG 807

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 92550.00
CON TX 342.44
PRFEE 1.00
WDEED 8.00
TOTAL 351.44
CHECK 351.44

04/25/95 01 09:51 0001 4207



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54592
IDENTIFICATION REFERENCE

95 APR 25 AM 9:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 903657