Box 52

BOOK 9654 PG 43

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,900.00

David A McCune
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 19 95

KAREN TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/9/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. McCune (NAME)	Mortgage Resources, Inc. (NAME)	136-3A-14CO
4000 Anderson Road, #14 (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Claire J. Peters, now known as Claire J. Peters Ratliff and husband, Charles D. Ratliff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. McCune, unmarried

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 Townhouse No. 14, Building No. 3, on the Plan of Priest Lake Park Condominium Townhouses, Phase 1, according to the Master Deed of record in Book 4651, page 412, as amended by Book 4943, page 692, Book 5083, page 417 and Book 5189, page 671, in the Register's Office for Davidson County, Tennessee, and Plan in Book 4460, page 88, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Claire J. Peters, unmarried, by deed from Belva Cunningham, unmarried, of record in Book 7948, page 542, Register's Office for Davdison County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Charles D. Ratliff joins into this conveyance for the sole purpose of relinquishing any marital interests which he may have in the aforedescribed real property by virtue of his marriage.

4289 04/25 0101 03CHECK 204.73

unimproved ( )
This is improved (X) property, known as 4000 Anderson Road, #14, Nashville, Tennessee 37217
(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 20th day of April, 19 95

Claire J. Peters Ratliff

Charles D. Ratliff

BOOK 9654 PG 44

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Claire J. Peters, now known as Claire J. Peters Ratliff & husband, Earl S. E. Ratliff

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of April, 19 95.

Commission expires 11/12/97

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claire J. Ratliff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said _____. WITNESS my hand and official seal at Brentwood, Tennessee, April 20, 1995.

_____
Notary Public

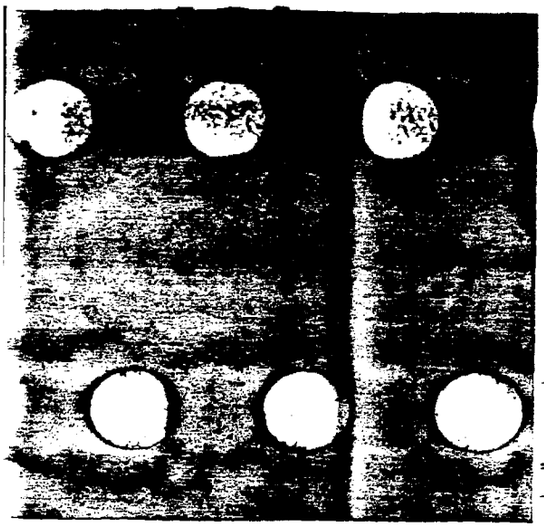
My Commission Expires: _____

54662

IDENTIFICATION REFERENCE

95 APR 25 AM 11:36

FELIX Z. WILLIAMS II REGISTER
DAVIDSON COUNTY, TN.



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

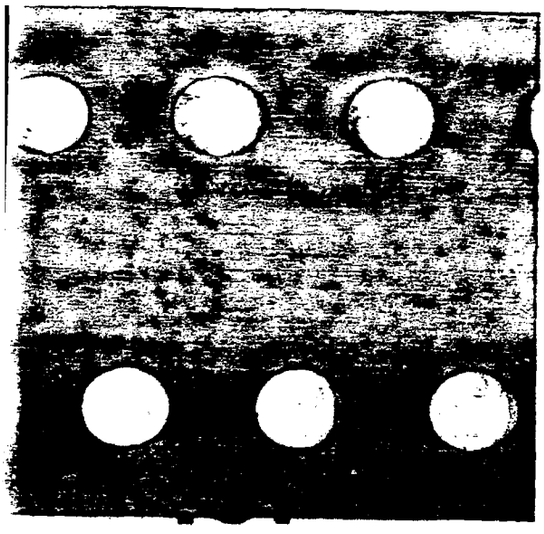
RECEIVED OF _____

FOR _____

BOOK 9654 PG 45

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 52900.00
CON TX 195.73
PRFEE 1.00
WDEED 8.00
TOTAL 204.73
CHECK 204.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/25/95 01 11:36 0001 4287

54662
IDENTIF. ← REFERENCE

95 APR 25 AM 11:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 903739