THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TN 37238

BOOK 9657 PG 821

WARRANTY DEED

File No: 00275818

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melony M. Bauman	America's Wholesale Lender	Map 128-14
[NAME]	[NAME]	
8071 Esterbrook Drive	115 North Lake Avenue	Parcel 58
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37221	Pasadena, CA 91109	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

William Lester Varden and wife, Beverly F. Varden

have this day bargained and sold, and do hereby transfer and convey unto the said Melony M. Bauman, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

See Exhibit "A" Attached Hereto And Made A Part Hereof.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Davidson } for this transfer is $ 95,000.00

Subscribed and sworn to before me, this the 28TH day of APRIL, 19 95

Affiant: Melony Bauman

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public: Linda V. Jones

unimproved ( )
This is improved (X) property known as 8071 Esterbrook Drive, Nashville, TN
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 28TH day of APRIL, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Lester Varden

William Lester Varden

Beverly F. Varden

Beverly F. Varden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State William Lester Varden and wife, Beverly F. Varden

the within named 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 Davidson COUNTY, Tennessee this 28TH day of APRIL, 19 95.

Linda V. Jones
Notary Public

LINDA V. JONES NOTARY PUBLIC LARGE WILSON CO. TENN.

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

BOOK 9657 PG 823

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Resubdivision of Lots 49 and 50, Harpeth Park, Section II, of record in Plat Bookk 4350, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William Lester Varden, unmarried, by deed from Roy R. Ballard and wife, Anita D. Ballard, of record in Book 7752, page 125, Register's Office for Davidson County, Tennessee.

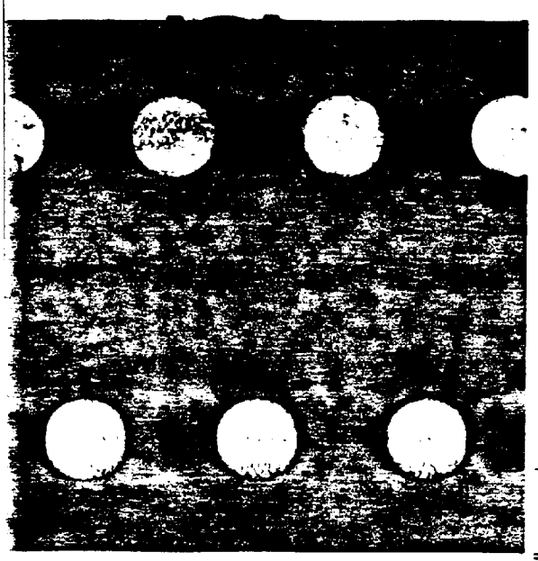
55887
IDENTIF. ↑ REFERENCE

95 APR 28 PM 1:00

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3632 04/28 0101 03CHECK 364.50



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

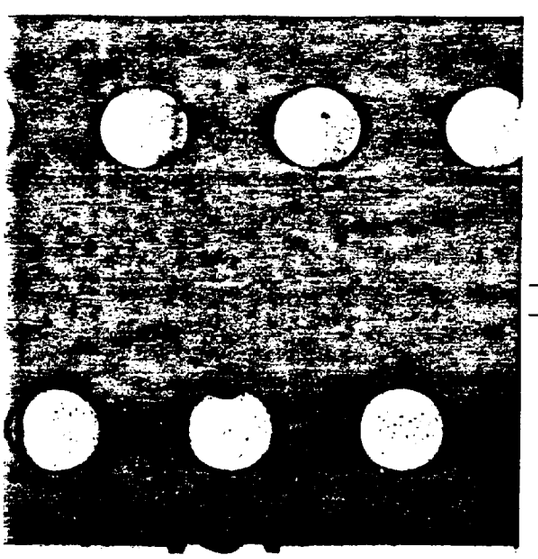
RECEIVED OF _____

FOR _____

BOOK 9657 PG 824

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 12.00
TOTAL 364.50
CHECK 364.50

04/28/95 01 13:00 0001 5632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55887
IDENTIF. ◄ REFERENCE

95 APR 28 PM 1:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905070