BOOK 9658PG671

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

W & I Ref: (kd) Title No: 35916
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher M. Tysinger 3505 Country Way Road Antioch, Tennessee 37013	Norwest Mortgage, Inc. P. O. Box 5076 Southfield, MI 48086-5076

TAX MAP-PARCEL NUMBERS: 150-8-101

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 **Cynthia C. Teetzen and spouse, Kenneth R. Teetzen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher M. Tysinger, 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. 416 on the Plan of Towne Village of the Country, Section 5, as of record in Book 6250, page 783 and 784, amended in Book 7184, page 652, said Register's Office.

SAID Lot No. 416 fronts 67.00 feet on the southerly margin of Country Way Road and extends back 135.00 feet on the easterly line and 105.00 feet on the westerly line to a dead line in the rear, measuring 7341 feet thereon.

BEING the same property conveyed to Cynthia C. Keen by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8467, page 211, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6767, Page 456, said Register's Office, and to the matters set forth in the referenced Plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to First Republic Mortgage Corp, of record in Book 8467, Page 214, said Deed of Trust has been assigned to Independence One Mortgage Corporation of record in Book 8482, Page 780, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

Kenneth R. Teetzen, spouse of Cynthia C. Teetzen, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This is improved property, known as: 3505 Country Way Road, Antioch, Tennessee 37013

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 28th day of April, 1995.

Cynthia C. Teetzen

Kenneth R. Teetzen

State of Tennessee
County of Davidson

On this 28th day of April, 1995, before me the undersigned authority, personally appeared **Cynthia C. Teetzen and Kenneth R. Teetzen**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

95 MAY -1 AM 10:21
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

56198
IDENTIF. & REFERENCE

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 98000.00

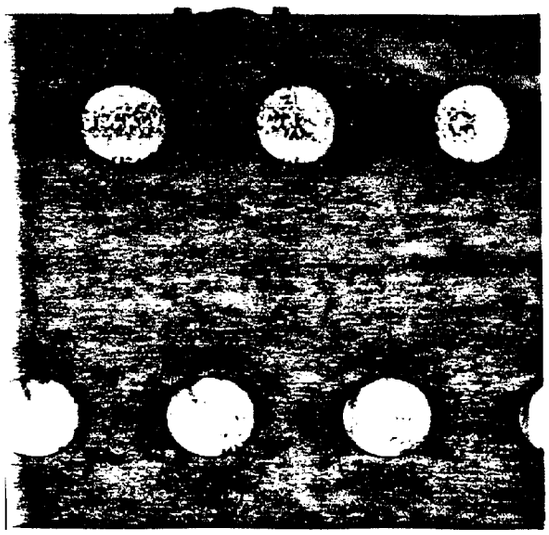
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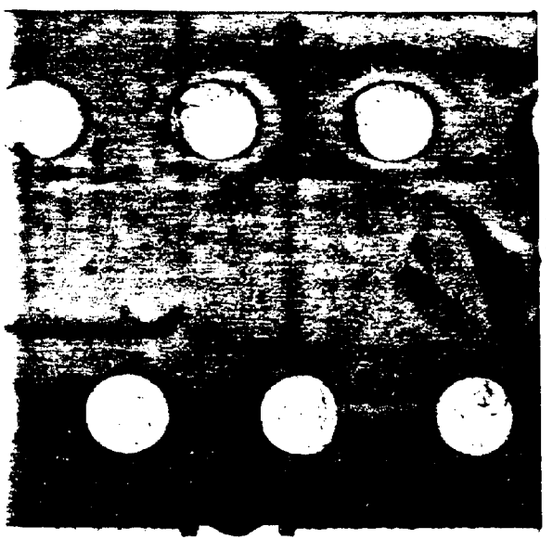
Sworn and subscribed before me on the 28th day of April, 1995.

Notary Public

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

5988 05/01/95 03:CHECK 371.60





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

RECEIVED OF _____

FOR _____

BOOK 9658PG673

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 98000.00
CON TX 362.60
PRFEE 1.00
WDEED 8.00
TOTAL 371.60
CHECK 371.60

05/01/95 01 10:22 0001 5988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56198
IDENTIF. ✦ REFERENCE

95 MAY -1 AM 10: 21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905416