SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9660 PG 966

ADDRESS NEW OWNER:
Deborah Molteni
540 Wanda Drive
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 95-14
GROUP
PARCEL 68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James W. Derryberry, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Deborah Molteni,an unmarried person, hereinafter called the Grantee, her 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 Lot No. 28 on the Plan of Elm Hill Acres, Section No. 1, of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James Warner Derryberry, unmarried, by deed from Clarence E. Elrod and wife, Elaine C. Elrod of record in Book 2540, page 79, Register's Office for Davidson County, Tennessee; the said James Warner Derryberry having since married and later divorced Reba M. Derryberry, and the said Reba M. Derryberry having since conveyed her interest in the subject property to James W. Derryberry, also known as James Warner Derryberry, by quitclaim deed of record in Book 8634, page 784, said Register's Office.
>
> May Burnett Derryberry, spouse of James W. Derryberry joins in this conveyance to convey any and all marital interest.

This is improved property known as 540 Wanda Drive, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes and subsequent years thereafter.
2. All matters as shown on the plan of record in Book 2331, page 67, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Deborah Molteni,an unmarried person, her heirs and assigns,

forever; and I, James W. Derryberry, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9660 PG 967

Witness my hand this the 28th day of April, 1995.

James W Derryberry
James W. Derryberry

May B Burnett - Derryberry
May Burnett Derryberry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Derryberry, and wife, May Burnett Derryberry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of April, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

6670 05/02 0101 03CHECK 268.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

Deborah Mottern
AFFIANT

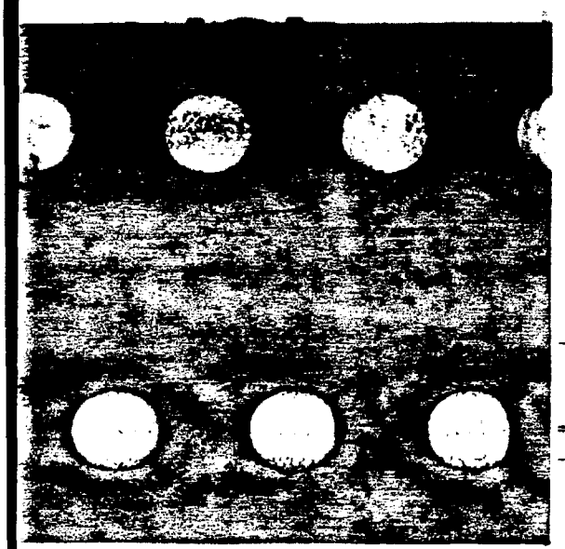
Subscribed and sworn to before me
this 28th day of April, 1995.

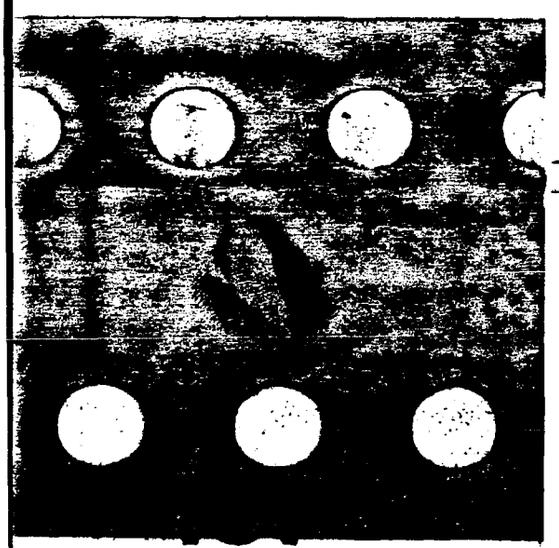
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

56846
IDENTIF. & REFERENCE

95 MAY -2 AM 11:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 9660 PG 968

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

05/02/95 01 11:11 0001 6670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56846
IDENTIF. + REFERENCE

95 MAY -2 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906093