BOOK 9682PG538

This Deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Karen E. Gentry	Magna Mortgage	
5309 Ashlawn Drive	P.O. Box 18001	162-05
Nashville, TN 37211	Hattiesburg, MS 39404	300

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, which includes the assumption by Karen E. Gentry, unmarried, of that debt secured by a Deed of Trust of record in Book 7285, page 705, Register's Office for Davidson County Tennessee, I, Mary Eleanor Clay, unmarried, have this day bargained and sold, and do hereby transfer and convey to the said Karen E. Gentry, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 69 on the Plain of Hickory View Section Three, as of record in Book 6250, page 960, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Mary Eleanor Clay, by deed from James C. Deal and wife, of record in Deed Book 9500, page 229, said Register's Office for Davidson County, Tennessee.

This is improved property known as 5309 Ashlawn Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Karen E. Gentry, her heirs and assigns, forever.

And I, Mary Eleanor Clay, do covenant with the said Karen E. Gentry, that I am lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as above stated.

And I, Mary Eleanor Clay, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Karen E. Gentry,

her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand, this 28TH day of April, 1995.

Mary Eleanor Clay
MARY ELEANOR CLAY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Eleanor Clay, the within named 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, at this office, this 28TH day of April, 1995.

NOTARY PUBLIC

My commission expires:
July 22, 1995

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PICK-UP

95 MAY -3 AM 10:10
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

57262
IDENTIF. & REFERENCE

The actual consideration or value whichever is greater for this transfer is $~~80,693.00~~ 89,950.00. Karen E.S.

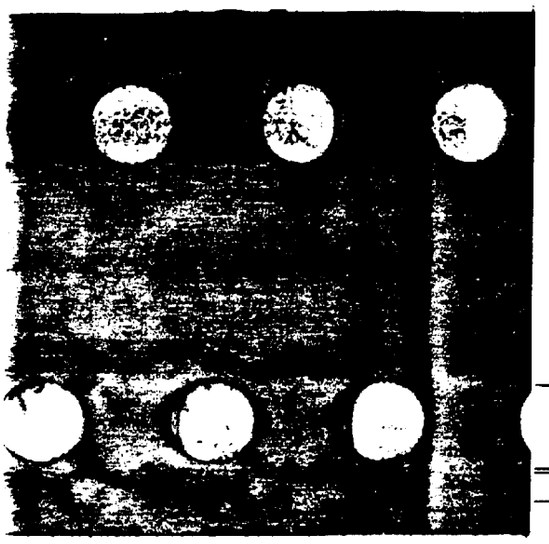
Karen E. Bentley
AFFIANT

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

NOTARY PUBLIC

My commission expires:
July 22, 1995

95/03 2:01 03CHECK 341.50



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

RECEIVED OF _____

FOR _____

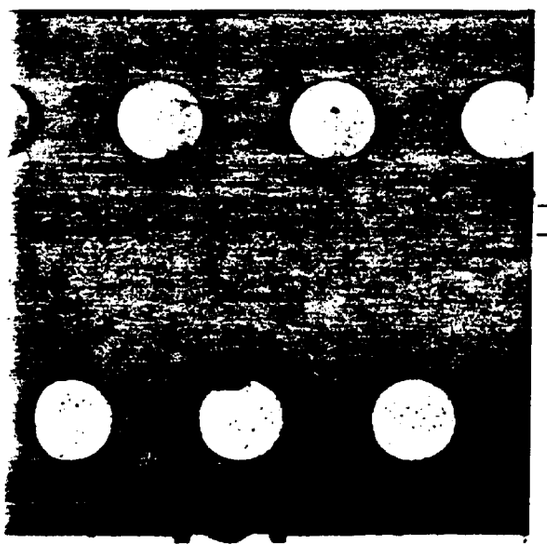
BOOK 9662 PG 540

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

DAMT	89950.00
DON TX	332.63
PRFEE	1.00
WDEED	8.00
TOTAL	341.63
CHECK	341.63

05/03/95 01 10:14 0001 7110



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57262
IDENTIF. # REFERENCE

95 MAY -3 AM 10: 10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906529