BOOK 9664 PG 772

TTHEIR INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

STEVEN A. BROWN AND WIFE,
ANGELA D. BROWN
922 Strouse Ave
Nashville TN 37206

SEND TAX BILLS TO:

SOURCE ONE MORTGAGE SERVICES CORP.
27555 FARMINGTON ROAD
FARMINGTON HILLS, MI 48334-3357

MAP/PARCEL NUMBER:

MAP 72-13, PARCEL 209

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, $45,171.48.

Steven A. Brown
AFFIANT

Subscribed and sworn to me, this the 3rd day of May,

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY

Denise C. Allis
Notary Public
My Commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from KENNETH R. HALL AND WIFE, SHARON D. HALL, TO WILLIAM D. CASTLEMAN, TRUSTEE, as evidenced by a Deed of Trust of record in Book 6896, page 87, said Register's Office, the liability for which the Grantee hereby expressly assumes and holds Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, DOUGLAS H. WASSMER, A MARRIED MAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said STEVEN A. BROWN AND WIFE, ANGELA D. BROWN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 922 STROUSE AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns

forever. I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

MARIE G. WASSMER, wife of the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described in Exhibit "A" attached hereto, marital or otherwise.

WITNESS OUR HANDS this 3rd day of May, 1995.

DOUGLAS H. WASSMER

MARIE G. WASSMER

STEVEN A. BROWN

ANGELA D. BROWN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS H. WASSMER AND WIFE, MARIE G. WASSMER, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 3rd day of May, 1995.

notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN A. BROWN AND WIFE, ANGELA D. BROWN, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on THIS the 3rd day of May, 1995.

notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

EXHIBIT 'A'

BEING Lot No. 1 on the Map of FLOYD HEIGHTS, of record in Book 1424, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Douglas H. Wassmer, by Warranty Deed from Kenneth R. Hall and wife, Sharon D. Hall, of record in Book 9628, page 671, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

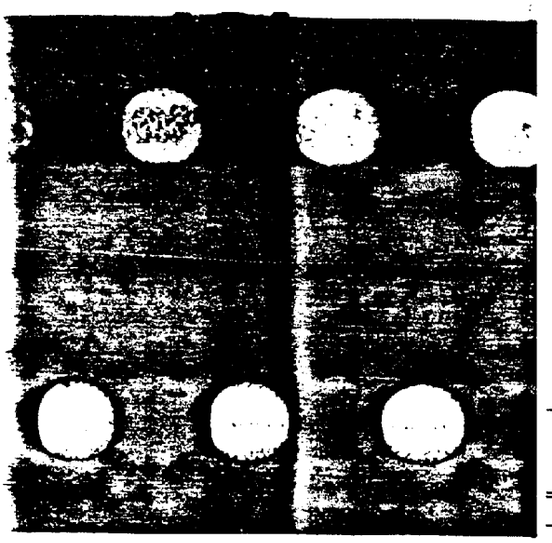
1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 1424, page 96, said Register's Office, including any and all minimum building setback lines, easements, rights-of-way, etc., as shown thereon.

3. Easement for Sanitary Sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4081, page 753, said Register's Office.

4. Deed of Trust from Kenneth R. Hall and wife, Sharon D. Hall, to William D. Castleman, Trustee, of record in Book 6896, page 87, said Register's Office, to secure to CFS Mortgage Corporation the payment of one note dated June 13, 1986, in the original principal amount of $45,550.00, due and payable as set forth therein.

58019
IDENTIF. & REFERENCE
95 MAY -5 AM 9:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

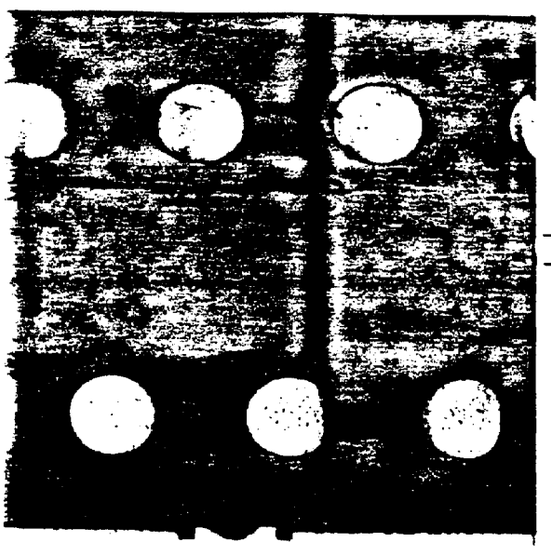
RECEIVED OF _____

FOR _____

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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	48171.48
CON TX	178.24
PRFEE	1.00
WDEED	16.00
TOTAL	195.24
CHECK	195.24

05/05/95 01 09:31 0001 7962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58019
IDENTIF. ↑ REFERENCE

95 MAY -5 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907374