WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,878.35

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

BOOK 9664 PG 957

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 5550 FRANKLIN ROAD SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NEIL NEVINS (NAME)	NATIONSBANK MORTAGE CORPORATION (NAME)	MAP 86-14
409 WISTERIA LANE (ADDRESS)	101 E. MAIN ST. SUITE 400 (ADDRESS)	PARCEL 15
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	LOUISVILLE, KY 40202 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TONYA G. HOBBS AND LEANNE HANCE, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NEIL NEVINS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Zones Lot 3-B on the Plan of the Zone Lot Division of Lot Nos. 1-6 of Park Manor Subdivision, of record in Book 6900, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Tonya G. Hobbs and Leanne Hance by deed from Kenny J. Looney and wife Judith N. Looney of record in Book 8058, Page 314, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust executed by Kenny J. Looney and wife Judith N. Looney to W. Terry Edwards, Trustee, of record in Book 7220, Page 350, said Register's Office, to secure to Citizens and Southern Mortgage Company an original sum of $58,439.00, dated 4/27/87, and re-recorded of record in Book 7251, Page 78, said Register's Office. Said Deed of Trust was assigned to Citizens and Southern Commercial Corporation of record in Book 7223, Page 923 and re-recorded of record in Book 7329, Page 898, said Register's Office, The Grantees herein agree to assume and pay the balance owed on the above Note and Deed of Trust according to its terms and conditions.

This conveyance is made subject to restrictive covenants of record in Book 6900, page 29 and in Book 7066, page 258, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 409 WISTERIA LANE, HERMITAGE, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand S this 28th day of April, 19 95

TONYA G. HOBBS

LEANNE HANCE

BOOK 9664 PG 958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TONYA G. HOBBS AND LEANNE HANCE, BOTH UNMARRIED

the 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 NASHVILLE, Tennessee, this 28th day of April, 1995.

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

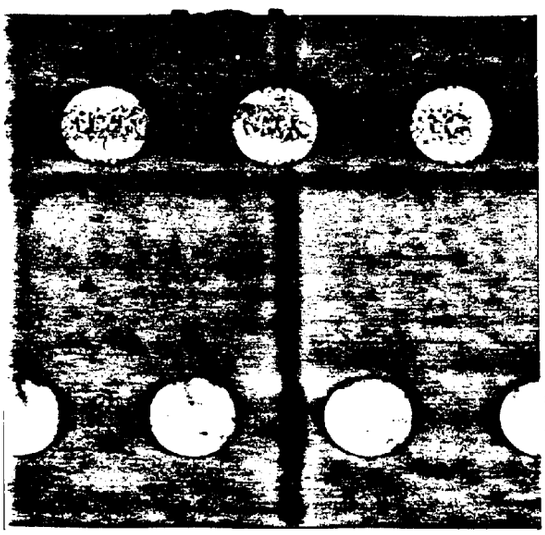
IDENTIFICATION REFERENCE

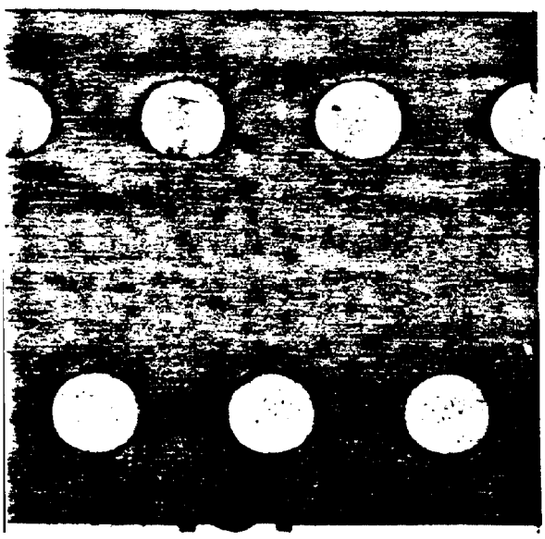
58073

'95 MAY -5 AM 10:07

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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





RECEIVED OF _____

FOR _____ $

BOOK 9664 PG 959

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 63878.35
CON TX 236.35
PRFEE 1.00
WDEED 8.00
TOTAL 245.35
CHECK 245.35

05/05/95 01 10:13 0001 8026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58073
IDENTIF. & REFERENCE

95 MAY -5 AM 10:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907437