BOOK 9685 PG 11

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 64,619.38

Joanne Vassar
Affiant

Subscribed and sworn to before me, this 25th day of May 1995

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PHILLIP VASSAR 3536 Gondola Drive Antioch, Tennessee 37013	BankAmerica Mortgage 2810 North Parham Road Richmond, Virginia 23294	MAP 150-3 PARCEL 313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FOUR THOUSAND SIX HUNDRED NINETEEN AND 38/100---------- ($ 64,619.38) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, MARK A. PRIMEAU, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PHILLIP VASSAR AND WIFE, JEANNE VASSAR

hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 78 B on the Plan of Chelsea of Priest Lake, Section 2-A of record in Book 6250, page 631 (erroneously referred to as page 630 in prior deed), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mark A. Primeau by deed from Wanda S. Porter, now Papillion, of record in Book 7874, page 875, Register's Office for Davidson County, Tennessee.

KAREN R. PRIMEAU, spouse of Mark A. Primeau, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of Commerce Union Bank of record in Book 6739, page 719, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved property known as 3536 Gondola Drive, 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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Chelsea of Priest Lake, Section 2-A of record in Book 6250, page 631, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of May, 19 95.

Mark A. Primeau by Cindy S. Evans, Atty-in-Fact
MARK A. PRIMEAU

Karen R. Primeau by Cindy S. Evans, Atty-in-Fact
KAREN R. PRIMEAU

Phillip Vassar
PHILLIP VASSAR

Jeanne Vassar
JEANNE VASSAR

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Phillip and Jeanne Vassar, 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 this 25th day of May, 19 94.

Notary Public

My Commission Expires: 11/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CINDY S. EVANS to me known to be the person who executed the foregoing instrument in behalf of MARK A. PRIMEAU and KAREN R. PRIMEAU and acknowledged that she executed the same as the free act and deed of the said MARK A. PRIMEAU and KAREN R. PRIMEAU.

Witness my hand and seal this 25th day of May, 1995.

Notary Public

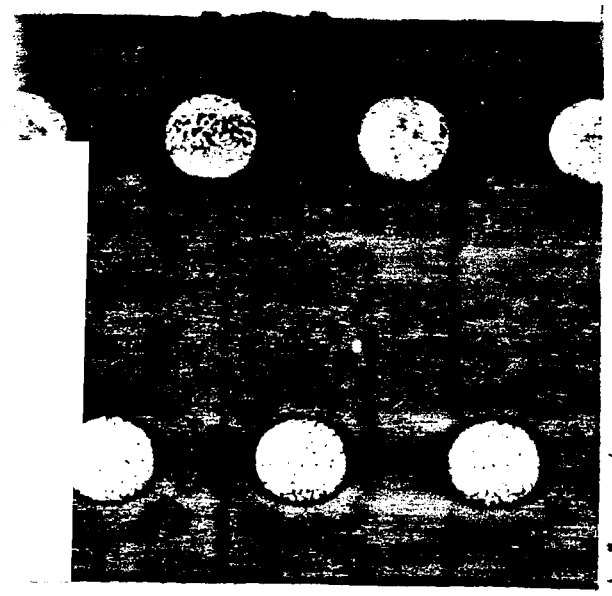
My commission expires: 11/22/97

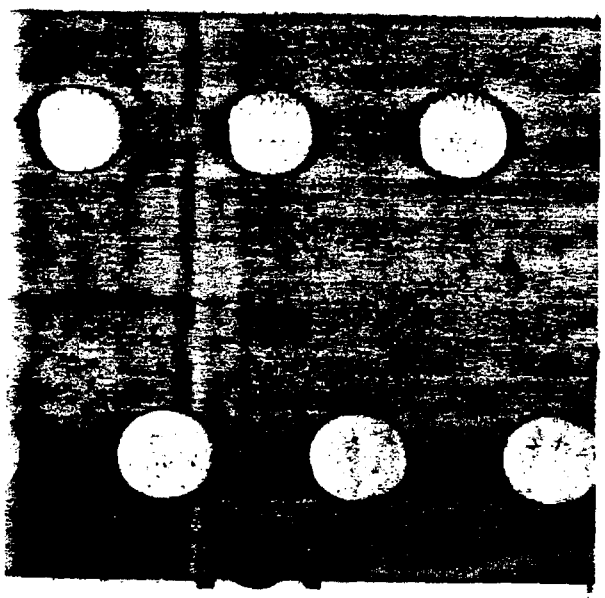
MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

588 05/31 0101 03CHECK 248.02

95 MAY 31 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
006518 2





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 64619.38
CON TX 239.02
PRFEE 1.00
WDEED 8.00
TOTAL 248.02
CHECK 248.02

05/31/95 01 09:31 0001 5889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065182
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915208