THIS INSTRUMENT PREPARED BY:

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

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 $ 69,900.00

David W. Harris
Affiant

Subscribed and sworn to before me, this 2nd day of June 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DAVID W. HARRIS 110 Sylvan Glen Court Nashville, Tennessee 37209	SOUTHEASTERN MORTGAGE 565 Marriott Drive Suite 250 Nashville, TN 37214-5014	MAP 91-16A PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND NINE HUNDRED AND NO/100- ---------- ($ 69,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JOYCE HOWELL RICHARDS, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto DAVID W. HARRIS, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit 110 on the Plan of Phase I, Sylvan Glen Condominiums, of record in Exhibit C in Book 7249, page 541, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Joyce Howell, unmarried, by deed from Sylvan Glen Associates, a Tennessee Joint Venture, of record in Book 7455, page 300, Register's Office for Davidson County, Tennessee; the said Joyce Howell having since married Joe Richards and is now know as Joyce Howell Richards.

JOSEPH A. RICHARDS, spouse of Joyce Howell Richards, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 110 Sylvan Glen Court, Nashville, Tennessee 37209

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha_s_ 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 Phase I, Sylvan Glen Condominiums of record in Book 7249 , page 541, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 2nd day of June, 19 95.

JOYCE HOWELL RICHARDS

JOSEPH A. RICHARDS

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 JOYCE HOWELL RICHARDS and JOSEPH A. RICHARDS, 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 2nd day of June, 1995.

My Commission Expires: November 22, 1997

Notary Public

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: _____

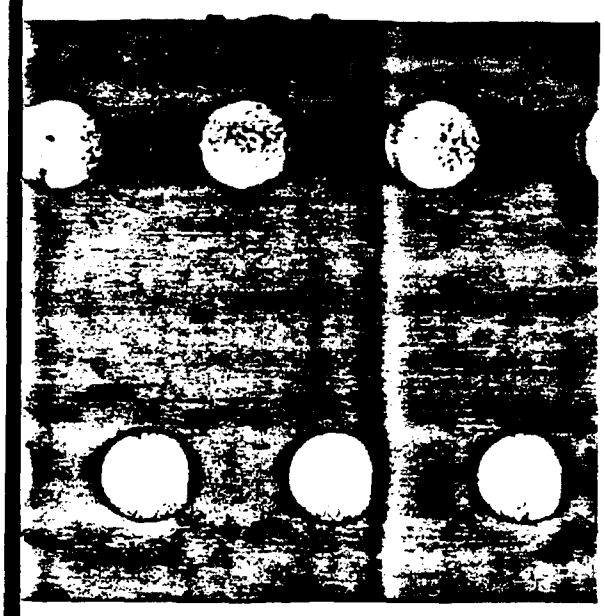
Notary Public

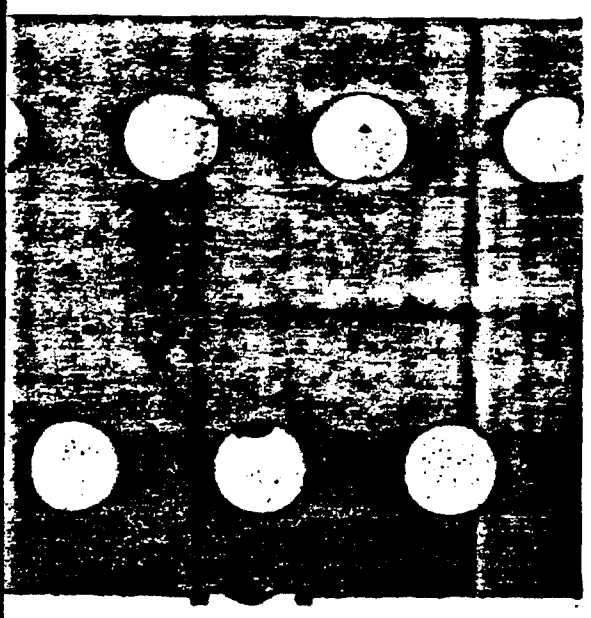
0067166
IDENTIF. & REFERENCE

95 JUN -6 AM 9:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

8030 06/06 0101 03CHECK 267.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9692 PG 63

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	69900.00
CON TX	258.63
PRFEE	1.00
WDEED	8.00
TOTAL	267.63
CHECK	267.63

06/06/95 01 09:00 0001 8030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067166
IDENTIF. ↑ REFERENCE

95 JUN -6 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.917322