FILE NO. 33520

FILE BOX "7"

7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,497.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May, 95

Notary Public

MY COMMISSION EXPIRES: 7/25/98

(AFFIX SEAL) NOTARY PUBLIC TENNESSEE

BOOK 9692 PG 968

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN D. DENTON	TRANSWORLD MORTGAGE CORPORATION	173-1-187
(NAME)	(NAME)	
2928 Owendale Drive	P. O. Box 4329	5DU-42 675
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Houston, Texas 77210-4329	
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, STEPHANIA ALLEN RUSSELL and husband, HUBERT D. RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN D. DENTON

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 Lot No. 13-A, Zone Lot Division of Lot 13, on the Plan of Monte Carlo Subdivision, Section 4, as of record in Book 6250, Page 577, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stephania Allen, Unmarried by Quitclaim Deed from Johnnie Bond and wife, Bettye M. Bond of record in Book 7550, page 817, and the same property conveyed to Stephania Allen, Unmarried and Johnnie Bond and wife, Bettye M. Bond by deed from B & D Builders, Inc., of record in Book 6900, page 355, Register's Office for Davidson County, Tennessee.

The said Stephania Allen Russell having since married and her husband, Hubert D. Russell joins in the conveyance of said property for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

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 to CAPITOL MORTGAGE CORPORATION, of record in Book 6905, page 858, 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. SAID LOAN IS NOW WITH TRANSWORLD MORTGAGE CORPORATION.

This is unimproved ( ) improved (X) property, known as 524 Maxine Drive, Antioch, Tennessee 37013
(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 31st day of May, 19 95

Stephania Allen Russell — Hubert D. Russell

STEPHANIA ALLEN RUSSELL — HUBERT D. RUSSELL

BOOK 9692 PG 969

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named STEPHANIA ALLEN RUSSELL and husband, HUBERT D. RUSSELL

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 31st day of May, 1995.

ALAN D. MAY NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Notary Public

Commission Expires 7/25/98

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

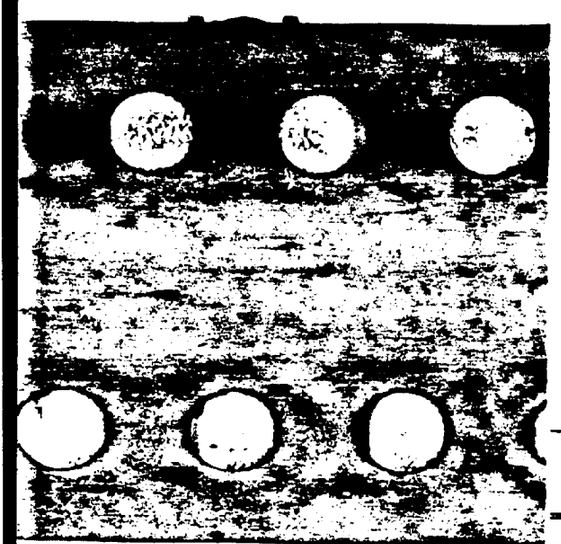
8318 06/06 0101 03CHECK 206-94

95 JUN -6 PM 3:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

006430

IDENTIF. ↑ REFERENCE



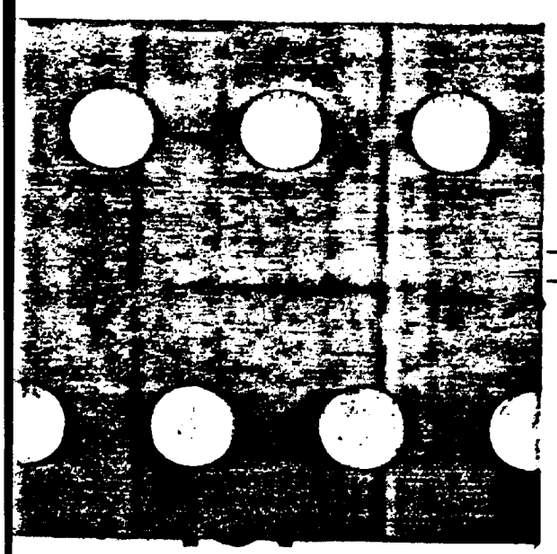
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 9692 PG 970

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 53497.38
CON TX 197.94
PRFEE 1.00
WDEED 8.00
TOTAL 206.94
CHECK 206.94

06/06/95 01 15:05 0001 8318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067430
IDENTIF. & REFERENCE

95 JUN -6 PM 3:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917608