FILE NO. 33434
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 $ 96,150.00

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-3-98

(AFFIX SEAL)

BOOK 9692 PG 987

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 FREDERICK STEWART et ux	STM MORTGAGE COMPANY	149-2-B-34
(NAME)	(NAME)	
696 Piccadilly Row	1250 Mockingbird Lane	2DX 7754
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennesse 37013	Dallas, Texas 75247	
(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, NICK YIANTSELIS and wife, NORI LYNNE YIANTSELIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN FREDERICK STEWART and wife, ELIZABETH SUZANNE STEWART

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. 61A, Piccadilly Square, Phase 2, as of record in Book 6250, pages 92-94, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete description.

BEING the same property conveyed to Nick Yiantselis and wife, Nori Lynne Yiantselis by deed from Centex Homes Corporation, of record in Book 7085, page 261, Register's Office for Davidson County, Tennessee.

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 CIX MORTGAGE CORPORATION, of record in Book 7085, Page 264, 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 STM MORTGAGE COMPANY.

8325 06/06 0101 03CHECK 364.76

unimproved ( ) This is improved (X) property, known as 696 Piccadilly Row, 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 hands this 31st day of May 19 95

NICK YIANTSELIS

NORI LYNNE YIANTSELIS
by Attorney in Fact

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED BOOK 9692 PG 988

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named NICK YIANTSELIS

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 95.

ALAN D. MAZER NOTARY PUBLIC AT LARGE 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

00674 37

IDENTIF. & REFERENCE

95 JUN -6 PM 3:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

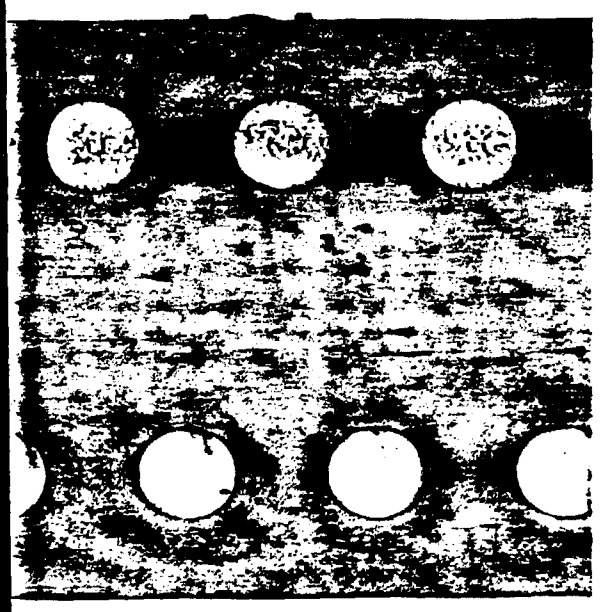
On this the 31st day of May, 1995, before me personally appeared NICK YIANTSELIS, to be known to be the person who executed the foregoing instrument in behalf of NORI LYNNE YIANTSELIS as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said NORI LYNNE YIANTSELIS, as though she personally had acted.

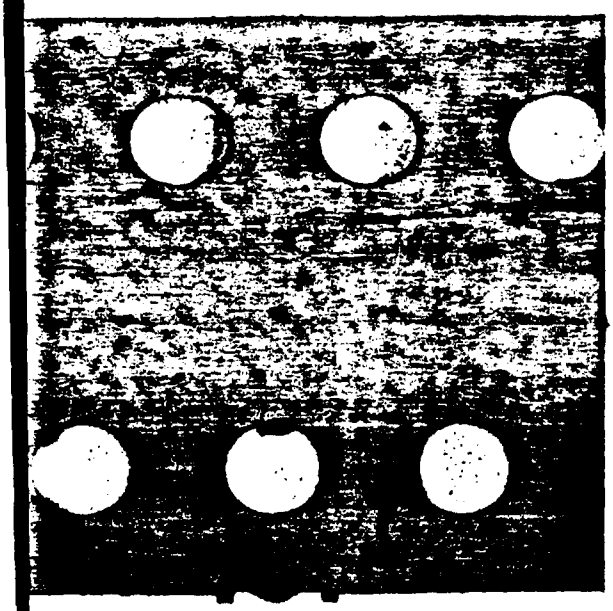
WITNESS my hand and official seal at Nashville, Tennessee this the 31st day of May, 1995.

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 7/25/98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9692 PG 989

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 96150.00
CON TX 355.76
PRFEE 1.00
WDEED 8.00
TOTAL 364.76
CHECK 364.76

06/06/95 01 15:12 0001 8325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00674 37
IDENTIF. ↑ REFERENCE

95 JUN -6 PM 3:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917615