STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF JUNE, 1995

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/30/97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER NEFF 1425 ARDEE AVENUE NASHVILLE, TN 37216	Boatmen's National Mortgage 4041 Knight Arnold Road Memphis, TN 38118	72-04/244

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, WHICH AMOUNT INCLUDES THE ASSUMPTION BY THE SAID GRANTEE OF PAYMENT OF THE BALANCE DUE ON THE INDEBTEDNESS EVIDENCED BY A CERTAIN PROMISSORY NOTE DATED JULY 11, 1989, EXECUTED BY THE GRANTORS, PAYABLE TO THE ORDER OF TENNESSEE HOUSING DEVELOPMENT AGENCY C/O TROY & NICHOLS, INC., AS PROVIDED THEREIN WITH INTEREST AS PROVIDED THEREIN, AND SECURED BY A DEED OF TRUST OF EVEN DATE THEREWITH EXECUTED TO TOMMIE J. FERGUSON, TRUSTEE, OF RECORD IN BOOK 7887, PAGE 508, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, WE,

RICHARD ALLEN THURMAN and wife, BRENDA L. THURMAN

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

PETER NEFF

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 THE SOUTHERLY 50 FEET OF LOT NO. 29 AND THE NORTHERLY 15 FEET OF LOT NO. 30 OF BLOCK "E" ON THE MAP OF COUNTRY CLUB ESTATES AS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID PARTS OF SAID LOTS NOS. 29 AND 30 FRONT TOGETHER 65 FEET ON THE NORTHEASTERLY SIDE OF ARDEE AVENUE, FORMERLY MILDRED AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED TO RICHARD ALLEN THURMAN AND WIFE, BRENDA L. THURMAN BY DEED OF MARK ANDREW COPELAND AND WIFE, KIMBERLY F. COPELAND, OF RECORD IN BOOK 7887, PAGE 505, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1. TAXES FOR 1995 AND SUBSEQUENT YEARS.
2. ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 843, PAGE 95, SAID REGISTER'S OFFICE.
3. ANY PORTION OF THE PREMISES LOCATED WITHIN THE BOUNDS OF ARDEE AVENUE.
4. ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.
5. DEED OF TRUST OF RECORD IN BOOK 7887, PAGE 508, SAID REGISTER'S OFFICE.

This is improved property known as: 1425 ARDEE AVENUE, NASHVILLE, TN 37216
(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 GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 2 day of JUNE, 1995.

RICHARD ALLEN THURMAN

BRENDA L. THURMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RICHARD ALLEN THURMAN and wife, BRENDA L. THURMAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of JUNE, 1995.

NOTARY PUBLIC

My Commission Expires:

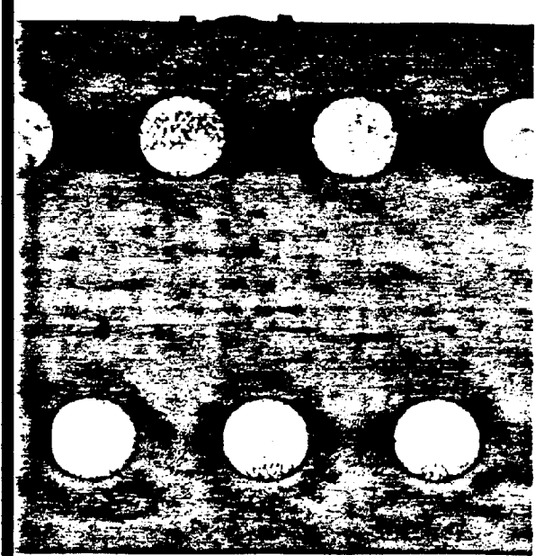
5/30/99

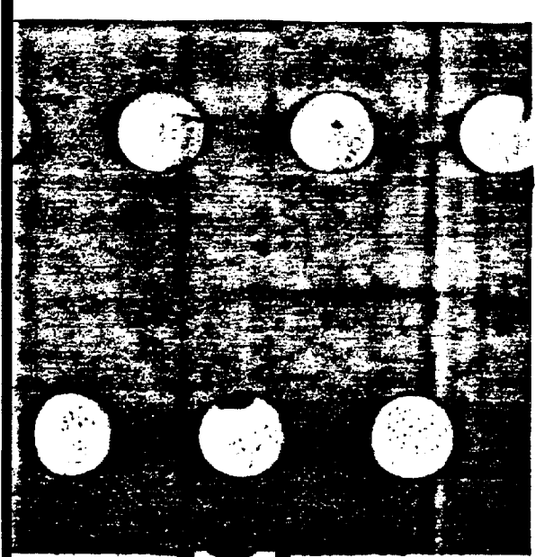
0067981
IDENTIF. & REFERENCE

95 JUN -8 AM 9:12

FELIX Z. BRANSTETTER REGISTER
DAVIDSON COUNTY, TN.

3919 06/08 0101 03CHECK 252.83





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

RECEIVED OF _____

FOR _____

BOOK 9694 PG 709

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 65900.00	
			CON TX 243.83	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 252.83	
			RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	252.83
			06/08/95 01 09:14 0001 8919	

0067981
IDENTIF. & REFERENCE

95 JUN -8 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918200