BOOK 9721 PG 363

24B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Vicki Meffert 361 Hester Avenue Nashville, TN 37210	Citizens Mortgage Corp P.O. Box 9147 Birmingham, AL 35210	Map 119-010 Parcel 054.00

This instrument prepared by: Joseph V. Ferrelli, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Mona A. Husseini, unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Vicki Meffert, unmarried, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the east 35 feet of Lot No. 29 and the west 23 feet of Lot No. 30 on the Map of the Subdivsion of O. P. Rose's property of record in Book 547, page 74, Register's Office for said County.

Said parts of said lots adjoin and front together 58 feet on the south side of Hester Avenue and run back between lines 62 feet on the west line of part of Lot No. 29 and 80.6 feet on the east line of part of Lot No. 30 to a dead line in the rear on which they measure 60.6 feet, more or less.

Being the same property conveyed to Mona A. Husseini by Warranty Deed from Stephen L. Rowland and wife, Sherry P. Rowland of record in Book 9655, page 880, said Register's Office for Davidson County, Tennessee.

The description is the same as was used in the last deed of record.

This property is commonly known as 361 Hester Avenue, Nashville, Tennessee 37210.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Union Security Mortgage Company of record in Book 7312, page 587, said Register's Office and has since been assigned to Citizens Mortgage Corporation, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the grantee.

0076059
IDENTIF. ↑ REFERENCE

95 JUL -5 AM 9:45
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7843 07/05 0101 03CHECK 175.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $45,025.66.

Affiant

Subscribed and sworn to before me this 28th day of June, 1995.

Notary Public

My Commission Expires

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of June, 1995.

Mona A. Husseini

Mona A. Husseini

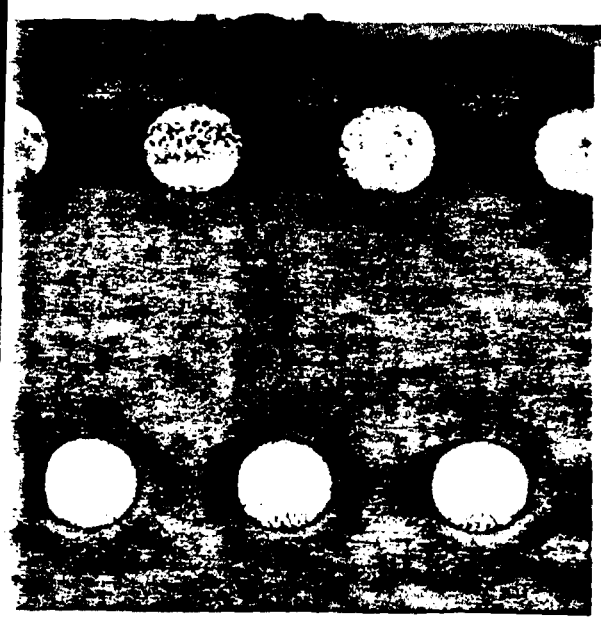
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

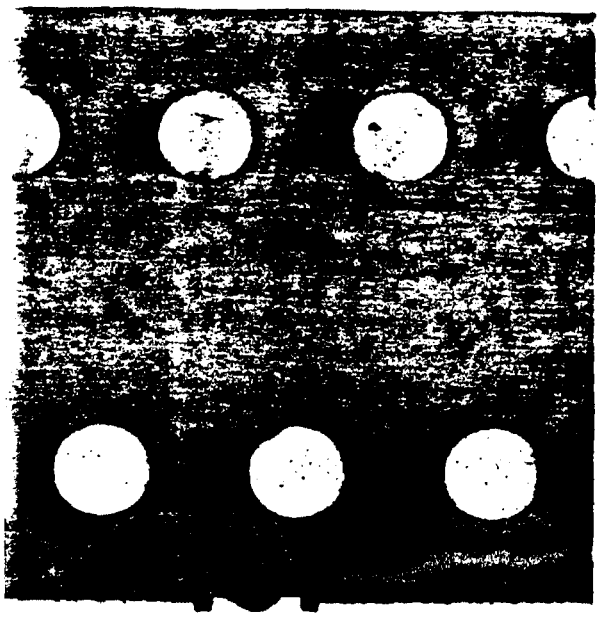
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mona A. Husseini, bargainor, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of June, 1995.

Notary Public

My Commission Expires:





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9721 PG 365

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 45025.66
CON TX 166.50
PRFEE 1.00
WDEED 8.00
TOTAL 175.50
CHECK 175.50

07/05/95 01 09:46 0001 7843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076059 - 1
IDENTIF. ↑ REFERENCE

95 JUL -5 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926991