BOOK 9735 PG 664 26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michelle Desjardins	NationsBanc Mortgage	
2215 Pinewood Road	101 E. Main Street	Map 072-080
Nashville, TN 37216	Louisville, KY 40202	Parcel 118.00

This instrument prepared by: Robert J. Notestine, III, 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, James W. Martin, unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Michelle Desjardins, 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 Lot No. 58 on the Plan of Dalewood Subdivision, Section I, as of record in Book 1424, page 108, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James W. Martin by Quitcliam Deed from Pat Nichol, Trustee of record in Book 8457, page 948, said Register's Office for Davidson County, Tennessee.

This property is commonly known as 2215 Pinewood Road, Nashville, TN 37216.

This property is conveyed subject to a deed of trust against same made by the grantor dated October 30, 1987, in the amount of $47,975.00, and recorded in the Court of Davidson County of record in Book 8457, page 948. The grantee agrees to assume and pay the same as part of the consideration of this covneyance, The grantee also hereby assumes the obligation of James W. Martin under the terms of the instrument creating the loan to indemnify the U.S. Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Second party will assume and agree to pay the balance owed on the mortgage.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $45,486.28.

M Desjardins
Affiant

Subscribed and sworn to before me this 18th day of July, 1994.

Notary Public

My Commission Expires Jan 24, 1998

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 18th day of July, 1994.

James W. Martin

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 James W. Martin, 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 18th day of July, 1994.

Notary Public

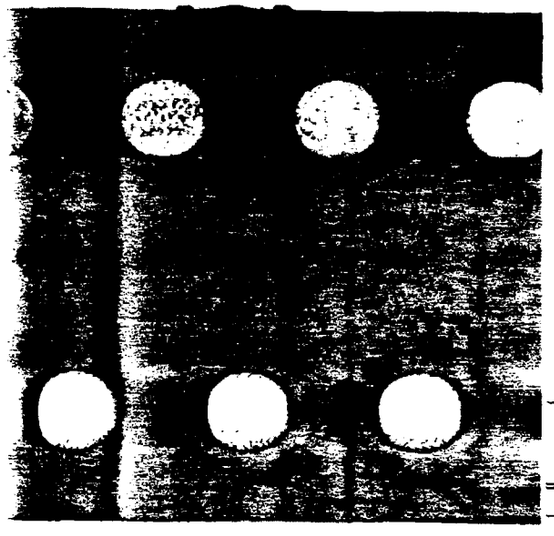
My Commission Expires: January 24, 1995

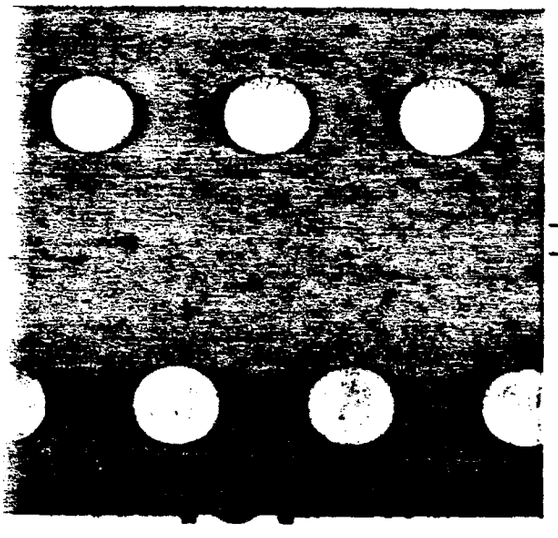
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0080635

95 JUL 20 AM 10:29

REGISTER
DAVIDSON CO. TN.





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

RECEIVED OF _____

FOR _____

BOOK 9735 PG 666

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

CASH	45486.28
CON TX	168.35
PRFEE	1.00
WDEED	8.00
TOTAL	177.35
CHECK	177.35

07/20/95 01 10:29 0001 2887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080635 IDENTIF. # REFERENCE

95 JUL 20 AM 10: 29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 931976