PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9748PG922

W & I Ref: (kd/ljh) Title No: 36767
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Jane Kearns 602 Basswood Avenue Nashville, TN 37209	Sunbelt National Mortgage Corp. 2974 LBJ Freeway Suite 200 Dallas, TX 75234

TAX MAP-PARCEL NUMBERS: 90-12-A-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William C. Fanning and spouse, Kimberly S. Fanning,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Jane Kearns, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit No. 4 and private elements of Unit No. 4 on the Plan of Lot No. 1 Harbor Village Estates, a Horizontal Property Regime, as of record in Plat Book 8250, page 36 and as amended in Book 8250, page 37 and as further set forth in Exhibit "B" to the Master Deed of record in Book 7675, page 832, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William C. Fanning and wife, Kimberly S. Fanning by deed from Leader Federal Bank for Savings of record in Book 8740, page 651, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7675, Page 804 as amended in Book 8402, page 569, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 602 Basswood Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

BOOK 9748PG923

WITNESS THE EXECUTION HEREOF this 28th day of July, 1995.

William C. Fanning

Kimberly S. Fanning

State of Tennessee
County of Davidson

On this 28th day of July, 1995, before me the undersigned authority, personally appeared **William C. Fanning** and **Kimberly S. Fanning**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 68500.00

Affiant

Sworn and subscribed before me on the 28th day of July, 1995.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

95 AUG -2 AM 10:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
00085078

7664 08/02 0101 03CHECK 262.45

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

RECEIVED OF _____

FOR _____

BOOK 9748 PG 924

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 68500.00
CON TX 253.45
PRFEE 1.00
WDEED 8.00
TOTAL 262.45
CHECK 262.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/02/95 01 10:27 0001 7664

0085078
IDENTIF. ↑ REFERENCE

95 AUG -2 AM 10: 2
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 936698