BOX #19B

G#95-8-18

WARRANTY DEED

BOOK 9760 PG 150

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 19 95

Notary Public

MY COMMISSION EXPIRES: March 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
CHARLES F. PORCHE', JR. (NAME)	COUNTRYWIDE FUNDING CORPORATION (NAME)	MAP 33-16
1132 N. Graycroft Avenue (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCELS 98 & 99
Madison, TN 37115 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, ROBERT L. ROLAND AND WIFE, JOYCE H. ROLAND, MICHAEL P. WAGGONER AND WIFE, SHANNON D. WAGGONER, MARIE R. WAGGONER, A MARRIED PERSON, AND TOMMY MELTON, A SINGLE * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES F. PORCHE', JR., AN UNMARRIED MAN, AND SANDRA K. FERGUSON, AN UNMARRIED WOMAN

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 Lots Nos. 91 and 92 on the Plan of Primrose Meadows, Section 2, of record in Book 4860, Page 105, and amended in Book 5711, Page 866, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Robert L. Roland, a married person, Michael P. Waggoner, a married person, Marie R. Waggoner, a single person and Tommy Melton, a single person, by Quitclaim Deed from Jeffrey W. Combos, Trustee, of record in Book 9187, Page 552, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5039, Page 481, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

JOYCE H. Roland, wife of the above named Robert L. Roland, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

SHANNON D. Waggoner, wife of the above named Michael P. Waggoner, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

GLENN Cannady, husband of Marie Waggoner, joins in this conveyance fior the purpose of releasing any and all rights he may have in and to the above-described property, especially his marital rights.

unimproved ( )
This is improved (X) property, known as 1132-1138 N. Graycroft Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*PERSON

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 hand s this 9th day of August, 19 95

Robert L. Roland
ROBERT L. ROLAND

Marie R. Waggoner
MARIE R. WAGGONER

Glenn Cannady
GLENN CANNADY

Michael P. Waggoner
MICHAEL P. WAGGONER

Tommy Melton
TOMMY MELTON

Joyce H. Roland
JOYCE H. ROLAND

Shannon D. Waggoner
SHANNON D. WAGGONER

BOOK 9760 PG 151

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 ROBERT L. ROLAND AND WIFE, JOYCE H. ROLAND, MICHAEL P. WAGGONER AND WIFE, SHANNON D. WAGGONER, MARIE R. WAGGONER, AND HUSBAND AND TOMMY MELTON, A SINGLE PERSON

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of August, 19 95

Commission expires March 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

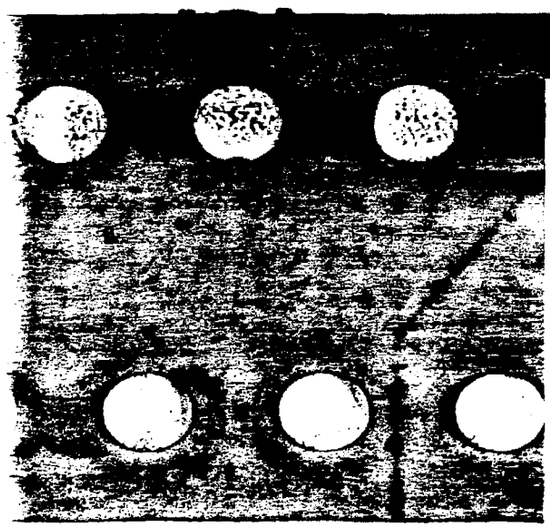
95 AUG 11 AM 11:10
REGISTER
DAVIDSON COUNTY, TN.

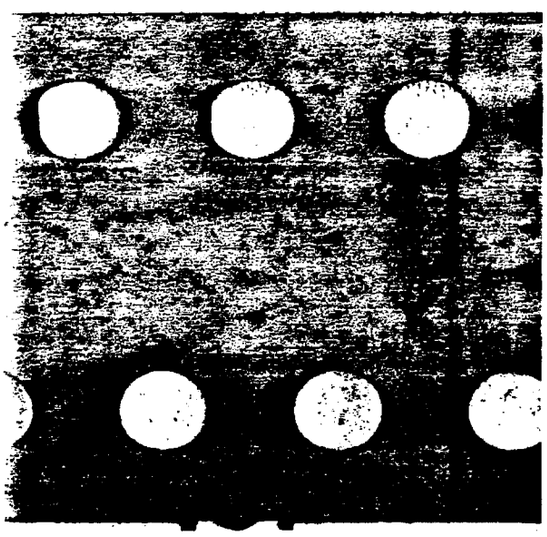
1547 08/11 0101 CKCHECK 615.80

IDENTIFICATION REFERENCE

00088633

DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9760 PG 152

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	
				164000.00
			CON TX	606.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	615.80
			CHECK	615.80
		08/11/95	01	11:11 0001 1547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0088633
IDENTIF. # REFERENCE

95 AUG 11 AM 11:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 940545