BK 9763 PG 883

BOX #19B
G#95-8-14

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Peggy Luter Tunnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 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
PEGGY LUTER TUNNELL (NAME)	TRANSWORLD MORTGAGE CORPORATION (NAME)	MAP 161-11-A
384 Huntington Ridge Drive (ADDRESS)	P. O. Box 4329 (ADDRESS)	PARCEL 42co
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Houston, TX 77210-4329 (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, MARVIN G. SHILLING AND RUBY J. SHILLING, HUSBAND AND WIFE

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

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 Lot No. 42 on the Plan of Huntington Ridge Townhouses, as of record in Book 4675, Page 9, 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 Marvin G. Shilling and wife, Ruby J. Shilling, by Deed from E. T. Bumpous, IV, and wife, Jamie Bumpous, of record in Book 7670, Page 699, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note and Deed of Trust secured thereby executed by E. T. Bumpous, IV, and wife, Jamie Bumpous, to Capitol Mortgage Corporation (now held by Transworld Mortgage Corporation), in the original principal amount of $74,113.00, dated April 10, 1986, of record in Book 6831, Page 530, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES TO THIS TRANSACTION.

3052 08/16 0101 03CHECK 323.13

unimproved ( )
This is improved (X) property, known as 384 Huntington Ridge Drive, Nashville, TN 37211
(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 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 10th day of August 19 95

Marvin G. Shilling
MARVIN G. SHILLING

Ruby J. Shilling
RUBY J. SHILLING

BOOK 9763 PG 893

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 MARVIN G. SHILLING AND RUBY J. SHILLING, HUSBAND AND WIFE,

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 10th day of August, 19 95.

Commission expires July 24, 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, executed 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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IDENTIF. ↑ REFERENCE 009054

95 AUG 16 AM 9:57

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

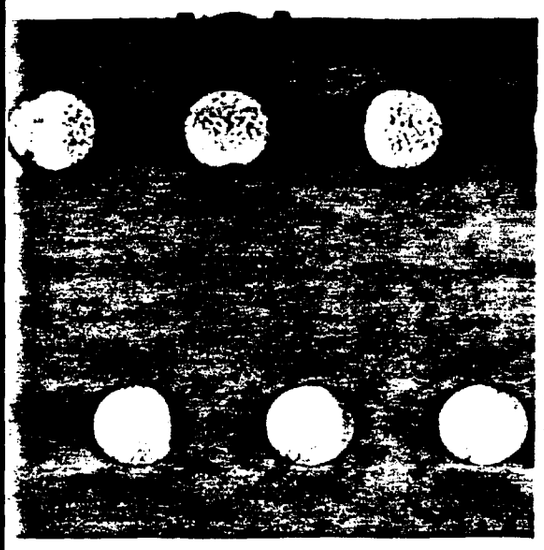
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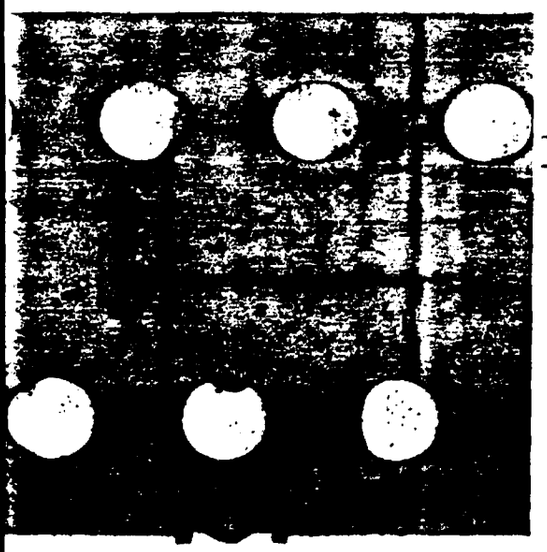
OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9763 PG 891

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 84900.00
CON TX 314.13
PRFEE 1.00
WDEED 8.00
TOTAL 323.13
CHECK 323.13

08/16/95 01 10:01 0001 3062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0090054
IDENTIF. ↑ REFERENCE

95 AUG 16 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 942039