THIS INSTRUMENT PREPARED BY:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT, SUITE 125 FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
FIRST PERFORMANCE MORTGAGE CORPORATION
7700 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003

NAME OF MORTGAGEE:
FIRST PERFORMANCE MORTGAGE CORPORATION
7700 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003

ADDRESS NEW OWNERS:
BRENDA SUSAN FREEMAN
201 MAYFAIR ROAD
NASHVILLE, TN 37205

MAP 103 GROUP 12 PARCEL 168

BOOK 9783 PG 656

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY THREE THOUSAND AND NO/100 ($333,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WILMA SULLIVAN, ADMINISTRATRIX CTA OF THE ESTATE OF GLENN CORWIN WOMBLE, has this day bargained and sold and does hereby transfer and convey unto BRENDA SUSAN FREEMAN her heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lots No. 14 and 15 of Block "D" on the Map of Cherokee Park, Section No. 1 as of record in Book 547, pages 169 and 170, Register's Office of Davidson County, Tennessee.

Said Lot No. 14 fronts 75 feet on the westerly side of Mayfair Road and runs back 173.14 feet on the northerly line and 168.78 feet on the southerly line, with the northerly margin of Valley Road, to a dead line, on which it measures 72.14 feet.

Said Lot No. 15 fronts 75 feet on the westerly side of Mayfair Road and runs back 176.40 feet on the northerly line and 173.14 feet on the southerly line to a deadline on which it measures 75 feet.

Said property was conveyed to Mary E. Sharp Elkins by warranty deed of A.D. Creighton and wife, Emma Joe Creighton of record in Book 982, page 674 and Book 1011, page 391, and by warranty deed of Paul B. Thompson and wife, Emma Mai Thompson of record in Book 1077, page 290, said Register's Office. Mary E. Sharp Elkins died in 1960 and pursuant to her Last Will and Testament of record in Will Book 74, page 38, Probate Court, Davidson County, Tennessee, she devised said property to her husband, Overton C. Elkins. Overton C. Elkins died in 1977 and pursuant to his Last Will and Testament of record in Will Book 121, page 51, Probate Court, Davidson County, Tennessee, he devised said property to Glenn Corwin Womble. Glenn Corwin Womble died May 1995 and pursuant to her Last Will and Testament of record in Will Book 198, page 364, Probate Court, Davidson County, Tennessee, devised the remainder of said estate which includes said property to Helen Corwin Kidd, a 1/2 interest, and Evelina Gregory McGee and Carolina Gregory Phillips, a 1/4 interest each.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said BRENDA SUSAN FREEMAN, her heirs and assigns, forever.

AND GRANTOR COVENANTS with the said BRENDA SUSAN FREEMAN, that she is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1995 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Map 103-12 Parcel 168

BOOK 9783 PG 657

2. Restrictive covenants contained in instrument of record in Book 819, page 32, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Cherokee Park, Block "D", Section 1 of record in Plat Book 547, page 169 and 170, Register's Office of Davidson County, Tennessee, including the following: (a) 50 foot minimum building setback line from Mayfair Road; 20 foot minimum building setback line from Valley Road; (b) 5 foot public utilities easement along the westerly boundary line.

4. Mortgage Loan Inspection by John Kohl & Company, P.C., dated August 24, 1995, shows house encroaching over said 20 foot minimum building setback line and shed encroaching over said 5 foot public utility easement.

AND GRANTOR FURTHER COVENANTS and binds herself, her heirs, successors and assigns, to warrant and forever defend the title to said property, to the said BRENDA SUSAN FREEMAN, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand, on this the 31 day of Aug., 1995.

CTA

WILMA SULLIVAN, ADMINISTRATRIX
CTA OF THE ESTATE OF GLENN
CORWIN WOMBLE

0078 09/05 0101 030HECK 1245.10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared WILMA SULLIVAN, ADMINISTRATRIX CTA OF THE ESTATE OF GLENN CORWIN WOMBLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Administratrix CTA of the Estate of Glenn Corwin Womble and is authorized by the Estate to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Franklin, Tennessee, on this the 31 day of August, 1995.

(SEAL)

Cynthia M. Beard
NOTARY PUBLIC

My Commission Expires:

Jan. 25, 1998

00965671

PICK-UP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9783 PG 653

The actual value or consideration, whichever is greater, for this transfer is $333,000.00.

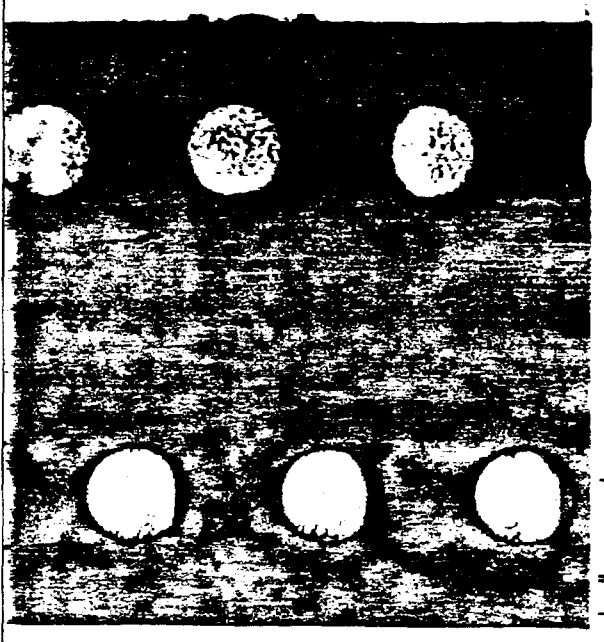
Brenda Susan Freeman

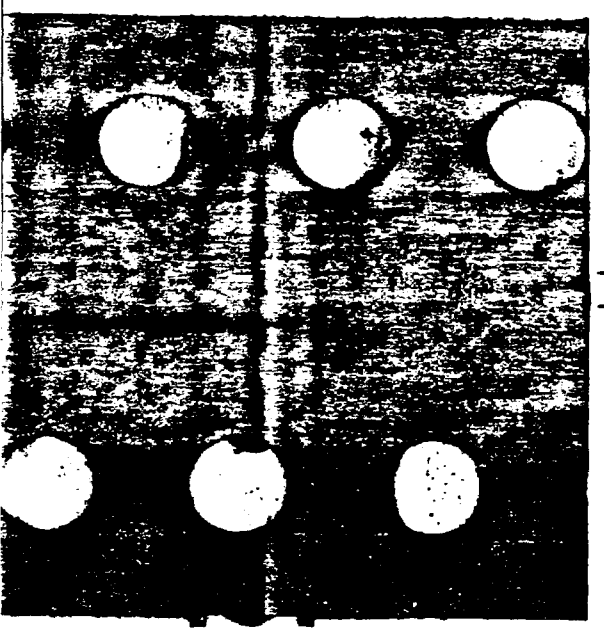
Sworn to and subscribed before me, on this the 31 day of August, 1995.

(SEAL)

Cynthia M. Beard
NOTARY PUBLIC

My Commission Expires:
Jan. 25, 1998





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9783 PG 659

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
333000.00
CON TX 1232.10
PRFEE 1.00
WDEED 12.00
TOTAL 1245.10
CHECK 1245.10
09/05/95 01 10:35 0001 0078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00096567
IDENTIF. ↑ REFERENCE

95 SEP -5 AM 10:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 948978