WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,944.66
Fannie P. Stanley
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 19 95
Notary Public
MY COMMISSION EXPIRES: 6-10-98
(AFFIX SEAL)

NOTARY PUBLIC DEBRA SWANSON EXPIRES JUNE 10 1998

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FANNIE P. STANLEY (NAME)	BANCBOSTON MORTGAGE CORPORATION (NAME)	MAP 32-13
1729 AUTUMN RIDGE (ADDRESS)	P.O. BOX 44090 (ADDRESS)	PARCEL 70
NASHVILLE, TN ~~37027~~ 37207 (CITY) (STATE) (ZIP)	JACKSONVILLE, FL 32231 (CITY) (STATE) (ZIP)	

FOR AND 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, JAMES J. PELTIER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FANNIE P. STANLEY, UNMARRIED

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. 49 on the Plan of Timbertrail Subdivision, Section 4, of record in Book 5200, page 634, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James J. Peltier by deed from James T. Warren and wife, Tracy R. Warren of record in Book 9238, page 441, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6515, Page 1, 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 Grantor(s) herein.

It is understood and agreed that part of the consideration of the transfer of this property is the agreement of the grantee herein to assume the terms and conditions and the unpaid balance of a note secured by a first mortgage Deed of Trust executed by Gary E. Gentry and wife, Joyce E. Gentry to Commerce Union Bank, dated August 15, 1986, of record in Book 6955, page 444, Register's office for Davidson County, Tennessee. The aforesaid Deed of Trust has since been assigned to BancBoston Mortgage Corporation. By her Signature below the Grantee herein agrees to assume and pay the Deed of Trust according to its terms and conditions.

unimproved ( )
This is improved (X) property, known as 1729 AUTUMN RIDGE, NASHVILLE, TN 37027
(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 my hand this 31st day of August, 19 95

GRANTOR: James J. Peltier
JAMES J. PELTIER

GRANTEE: Fannie P. Stanley
FANNIE P. STANLEY

BOOK 9789 PG 235

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES J. PELTIER

the 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 Scottsdale ARIZONA this 31st day of August 19 95.

My Commission Expires Sept. 15, 1997

Commission expires

Christine D. Backeberg
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, and 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

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 FANNIE P. STANLEY, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes threin contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 1995.

DEBRA WICKE NOTARY PUBLIC

DEBRA WICKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JUNE 10, 1998

My Commission Expires 6/10/98

IDENTIF. & REFERENCE

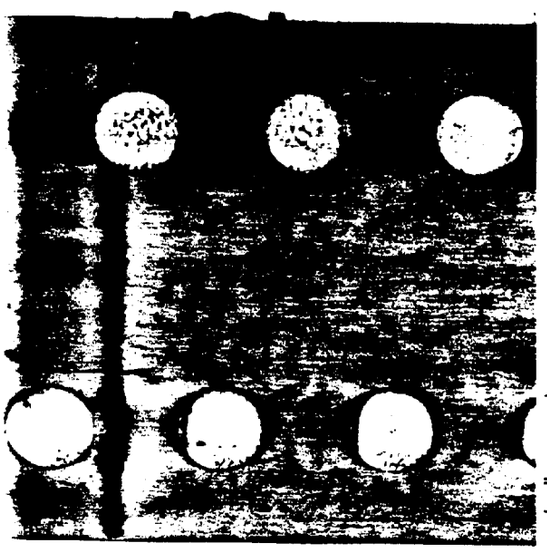
00098287

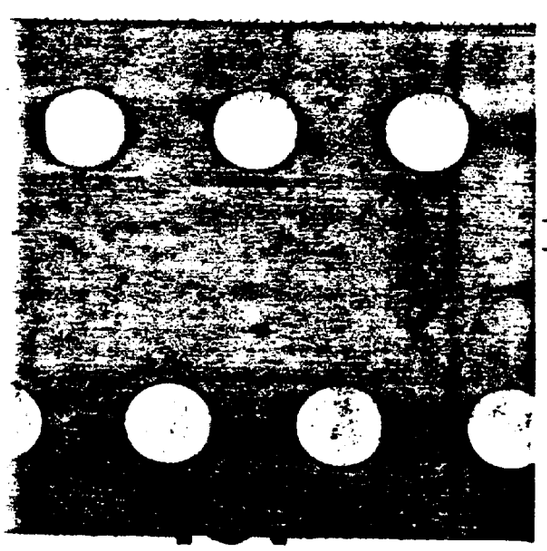
95 SEP -8 AM 11:21

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

935 09/08 1101 03CHECK

249.13





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9789 PG 236

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 64944.66
CON TX 240.13
PRFEE 1.00
WDEED 8.00
TOTAL 249.13
CHECK 249.13

09/08/95 01 11:22 0001 1935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00098287
IDENTIF. ↑ REFERENCE

95 SEP -8 AM 11:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950819