WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence J. Massa (NAME)	GMAC Mortgage Corporation (NAME)	MAP 73
2415 Robbie Court (ADDRESS)	5544 Franklin Road, Suite 201 (ADDRESS)	GROUP 7
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, TN 37220 (CITY) (STATE) (ZIP)	PARCEL 237

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, Jeffrey L. Dutton and wife, Deborah L. Dutton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence J. Massa and Fred L. Massa, Son and Father

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 24B of the Zone Lot Division of Lots 22 through 26, 38 and 39 (Section 4) and 41, 42 and 43 (Section 3), Cabin Hill Subdivision also known as Two Rivers Place, of record in Plat Book 6250, Page 523, amending Plat Book 5200, Page 795, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Dutton and wife, Deborah L. Dutton by deed from Hillsboro Developers, Inc. of record in Book 8964, Page 422, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Declarations of Covenant, Conditions, Restrictions of record in Book 6430, Page 508, and in Book 9412, Page 317, said Register's Office.

This conveyance is subject to setback lines and easements of record in Plat Book 5200, Page 795 and amended in Book 6250, Page 523, By-Laws of record in Book 6430, Page 530, and Restrictions of record in Book 6250, Page 523, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2415 Robbie Court, Nashville, Tennessee
(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 31st day of August 19 95

8-31-95

Jeffrey L. Dutton

8/31/95

Deborah L. Dutton

STATE OF TENNESSEE
COUNTY OF WILSON

BOOK 9793 PG 670

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey L. Dutton and wife, Deborah L. Dutton

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 Mt. Juliet, Tennessee, this 31st day of August, 19 95.

Commission expires April 25, 1998

Notary Public

DANIEL H. TYREE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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

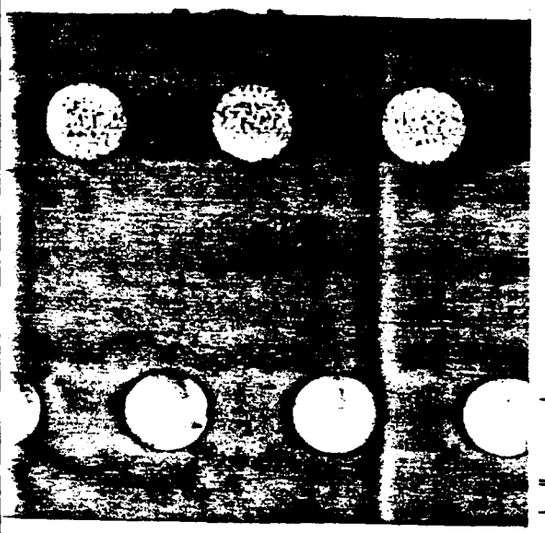
95 SEP 13 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFY A REFERENCE

0099859

3614 09/13 0101 03CHECK

231.00



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

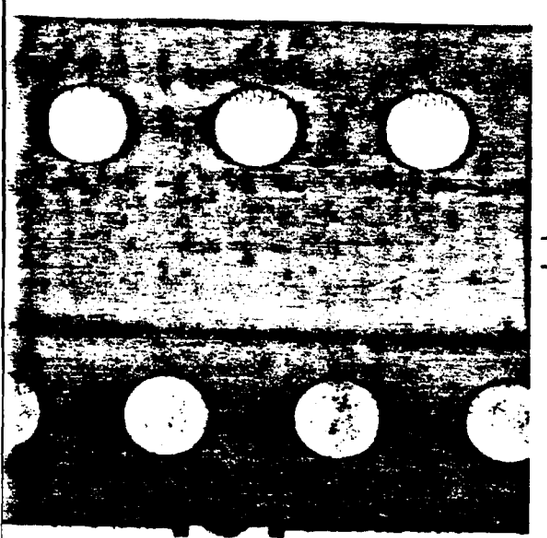
RECEIVED OF _____

FOR _____

BOOK 9793 PG 671

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
TOTAL	231.00
CHECK	231.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/95 01 10:48 0001 3614

0099859
IDENTIF. ↑ REFERENCE

95 SEP 13 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952479