BOOK 9804 PG 399

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John T. and Rebecca A. Bakanowski 3809 Woodmont Lane Nashville, TN 37215	The Prudential Home Mortgage Company, Inc. P.O. Box 4148 Frederick, MD 21701-0909	116-12-16

This instrument prepared by: DAVID B. GRAY
144 Second Avenue North, Suite 203, Nashville, Tennessee 37201

95 SEP 22 PM 4:18
FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN.

0104340
IDENTIF. & REFERENCE

PICK-UP

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Ellen C. Torrence, formerly known as Ellen Caron, ("Grantor") has bargained and sold, and hereby transfers and conveys to John T. Bakanowski and Rebecca A. Bakanowski (collectively "Grantee"), as tenants by the entirety, and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plat recorded in Book 1130, page 13.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 3809 Woodmont Lane, Nashville, Tennessee 37215.

This is not the marital residence of the Grantor.

EXECUTED this 22nd day of September, 1995.

Ellen C. Torrence
ELLEN C. TORRENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, David B. Gray, Notary Public, Ellen C. Torrence, 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 therein contained.

WITNESS my hand, at Nashville, Tennessee, this 22nd day of September, 1995.

D. B. G.
Notary Public

My Commission Expires: 5/25/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $189,900.00.

Rebecca A. Balkanowski
AFFIANT

Subscribed and sworn to before me this 22nd day of September, 1995.

D. B. G.
NOTARY PUBLIC

My Commission Expires:

5/25/96

NOTARY PUBLIC AT LARGE STATE OF TN

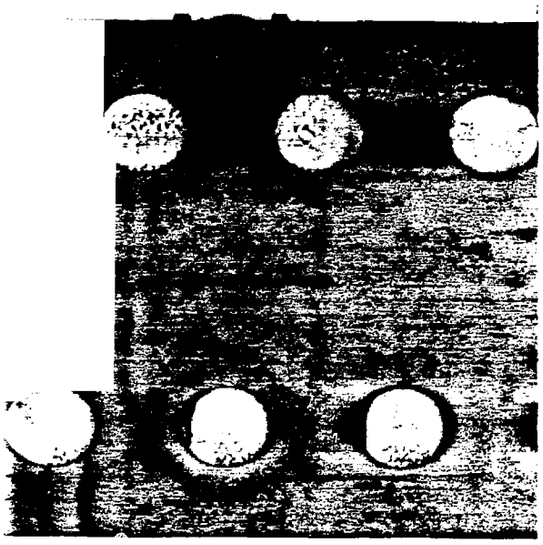
torrencw.ded

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 6 of Block "H", on the Plan of Woodmont Lane Homesites, as shown on plat of record in Plat Book 1130, page 13, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Ellen Caron, by Deed of Record in Book 5678, page 882, Register's Office for Davidson County, Tennessee.

3092 09/22 0101 03CHECK 715.63



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

RECEIVED OF _____

FOR _____

BOOK 9804 PG 402

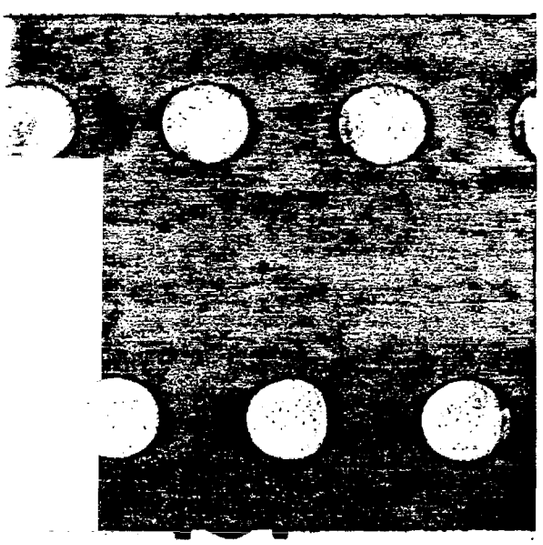
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	AMT
	139900.00
CON TX	702.63
PRFEE	1.00
WDEED	12.00
TOTAL	715.63
CHECK	715.63

09/22/95 01 16:21 0001 8392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0104340
IDENTIF. & REFERENCE

95 SEP 22 PM 4:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957212