FROM INFORMATION FURNISHED BY THE PARTIES

FILE BOX "7"

BOOK 9807 PG 167

FORM NO. WD-1

7

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,517.05

Diane N. Banks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: 11-20-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DIANE N. BANKS	PRINCIPAL RESIDENTIAL MORTGAGE, INC.	MAP 83-14
(NAME) 1805 Russell Street	(NAME) P. O. Box 711	PARCEL 74
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS) Des Moines, Iowa 50303-0711	23W-05795
(CITY) (STATE) (P.O ZIP)	(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, JEREMY TEAFORD and wife, CARRIE BANKS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIANE N. BANKS, Unmarried and KASSAN A. KOVALCHECK, Unmarried, Joint Tenants with Rights of Survivorship

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:

BEING Lot No. 88, in Block E on the Plan of the Subdivision of the Priest Home Place, as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee.

SAID Lot No. 88 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Jeremy Teaford and wife, Carrie Banks by deed from Thomas E. Lejsek of record in Book 8781, page 255, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to FIRST TENNESSEE BANK NATIONAL ASSOCIATION, of record in Book 8781, page 258, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH PRINCIPAL RESIDENTIAL MORTGAGE, INC.

unimproved ( )
This is improved (X) property, known as 1805 Russell Street, Nashville, Tennessee 37206
(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 hands this 22nd day of September, 19 95

JEREMY TEAFORD

CARRIE BANKS

STATE OF TENNESSEE }
Davidson County }

BOOK 9807 PG 168

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JEREMY TEAFORD and wife, CARRIE BANKS

the bargainors, 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 Nashville, Tennessee, this 22nd day of September, 1995

Commission Expires 11-20-96

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

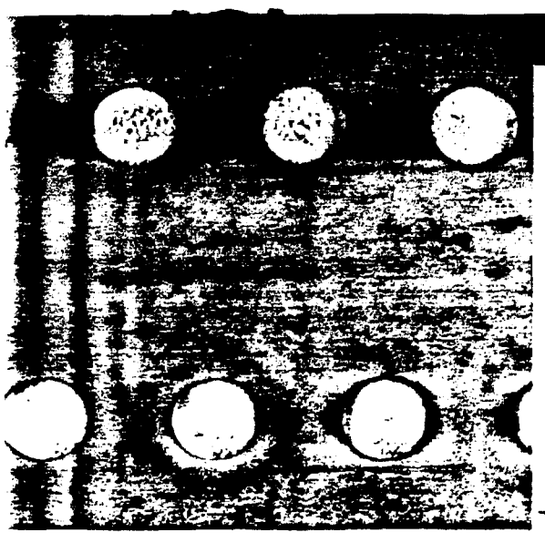
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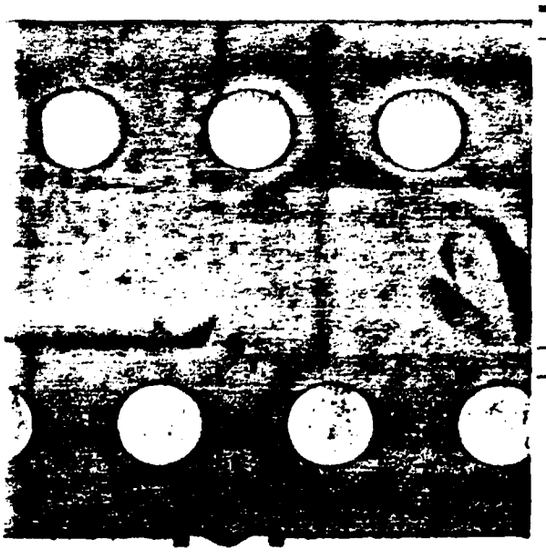
TO

0105430
IDENTIF. ↑ REFERENCE

95 SEP 26 PM 4:03
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7563 09/26 0101 03CHECK 225.45





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

RECEIVED OF _____

FOR _____

BOOK 9807 PG 169

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 58517.05
CON TX 216.45
PRFEE 1.00
WDEED 8.00
TOTAL 225.45
CHECK 225.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/26/95 01 16:05 0001 9563

0105430
IDENTIF. ↑ REFERENCE

95 SEP 26 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 958376