BOOK 9820PG306

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Debra Renee Derra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: June 18, 1998
(AFFIX SEAL)

Mail

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEBRA RENEE DERRA (NAME)	LOMAS MORTGAGE USA (NAME)	MAP 133-13
557 ELAINE DRIVE (ADDRESS)	1600 VICEROY, 6TH FLOOR (ADDRESS)	PARCEL 141
NASHVILLE, Tennessee 37211 (CITY) (STATE) (ZIP)	DALLAS, TX 75235 (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, JONATHAN KIRK PROFFITT, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEBRA RENEE DERRA, MARRIED

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. 128 on the Plan of Abbay Hall, Section 1, of record in Plat Book 2331, page 18, 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 Jonathan Kirk Proffitt by deed from Betty Jo Hensman Johnson of record in Book 8693, page 694, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the assumption and agreement to pay the balance owed on a promissory note in the original principal amount of $70.900.00, and secured by a Deed of Trust executed by Betty Jo. Hensman, a single woman to Jess Hay as Trustee for the Benefit of The Lomas & Nettleton Company, of record in Book 7543, page 519, said Register's Office; restrictive covenants of record in Book 2345, page 514 and Book 2393, page 627, 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.

The Grantee herein, by her signature below, agrees to assume the personal obligation of the grantor and/or original mortgagor under the terms of the above described Note and any instrument, regulations or laws creating the loan to indemnify the Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ( )
This is improved (X) property, known as 557 ELAINE DRIVE, NASHVILLE, Tennessee 37211
(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 28th day of September, 19 95

GRANTOR:
Jonathan Kirk Proffitt
JONATHAN KIRK PROFFITT

GRANTEE:
Debra Renee Derra
DEBRA RENEE DERRA

BOOK 9820PG307

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 JONATHAN KIRK PROFFITT, UNMARRIED

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 NASHVILLE, Tennessee, this 28th day of September, 19 95.

Commission expires June 10, 1998

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 DEBRA RENEE DERRA the bargainor(s), 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 and official seal at Nashville, Tennessee, this 28th of September, 1995.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires: 6/10/98

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

IDENTIF. & REFERENCE

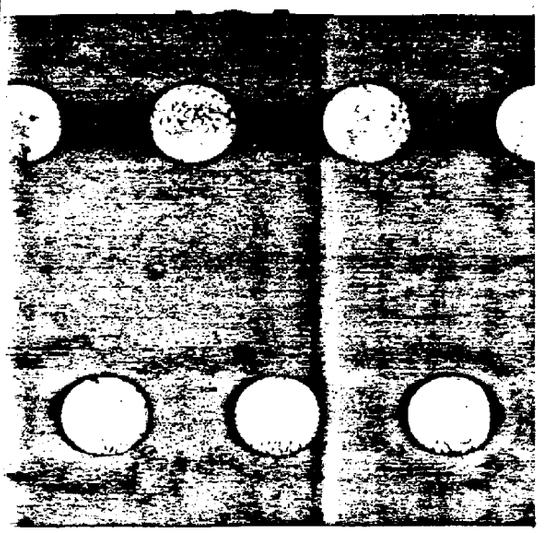
95 OCT -6 AM 9:42

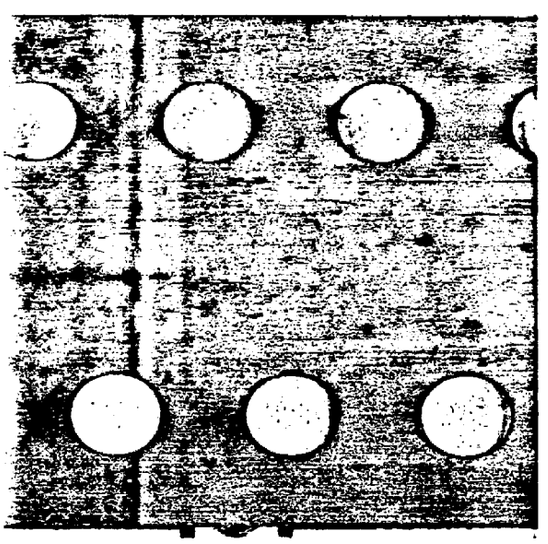
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0109386

3763 10/06 01:01 03CHECH

323.50





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

RECEIVED OF _____

FOR _____

BOOK 9820 PG 308

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL ~~323.50~~
CHECK ~~323.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/06/95 01 09:43 0001 3763

0109386
IDENTIF. # REFERENCE

95 OCT -6 AM 9:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.962535