[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[ ]	]	]
[Virginia Teal]	Biltmore Mortgage Corp.	] MAP and PARCEL]
[Bonnie Teal]	Attn: Tax Dept.	]]
[2148 Mullen Circle]		] 149-1 A 25 CO]
[Antioch, TN 37013]		]]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9868 PG 138

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Brenda Sue Hunley Mader, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Virginia Teal and Bonnie Teal, both unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 25, Final P.U.D. Plan, Phase II, Mullen Valley as of record in Book 6250, Page 477, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brenda Sue Hunley, unmarried, now Brenda Sue Hunley Mader, by deed from William J. Harrington and wife, Deborah J. Harrington, of record in Book 9333, Page 282, said Register's Office.

This is property with a common address of 2148 Mullen Circle, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made at closing; 2) The Plan of Record in Book 6250, Page 477, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6577, Page 17 through 65, and amended in Book 7311, Page 333, and amended in Book 8042, Page 601, said Register's office; 4) Sanitary Sewer Easement of record in Book 7774, Page 552, said Register's office; 5) Articles of incorporation of record in Book 6583, Page 351 through 356, Register's Office for Davidson County, Tennessee.

MAIL ENV.

95 NOV 27 AM 8:59
ELIX Z. [illegible]
DAVIDSON COUNTY, TN.

0125733
IDENTIF. & REFERENCE

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $74,500.00]
[ ]
[Virginia Teal]
[Affiant]
[Subscribed and sworn before me this 22nd day of November, 1995.]
[ ]
[My Commission Expires: 5/8/98]
[Notary Public]

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

BOOK 9968 PG 139

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Michael Orin Mader, spouse of Grantor, herein joins in this conveyance to convey any and all rights he may have in said property including but not limited to any marital rights therein.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **22nd** day of **November, 1995.**

Brenda Sue Hunley Mader

Brenda Sue Hunley Mader

Michael Orin Mader

Michael Orin Mader

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named Brenda Sue Hunley Mader and husband, Michael Orin Mader, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

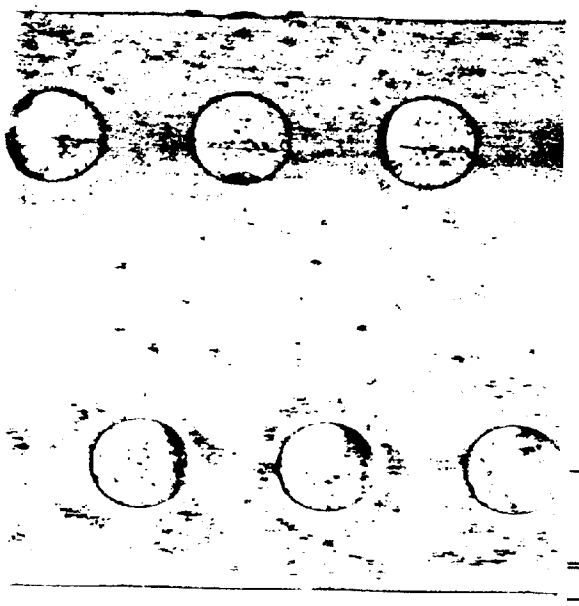
Witness my hand and official seal at **Nashville,**, Tennessee, this **22nd** day of **November, 1995.**

Notary Public
My Commission Expires: 3/28/98

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

File No. 9511-436
9511-436.wd

1405 11/27 0101 03CHECK 284.55



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

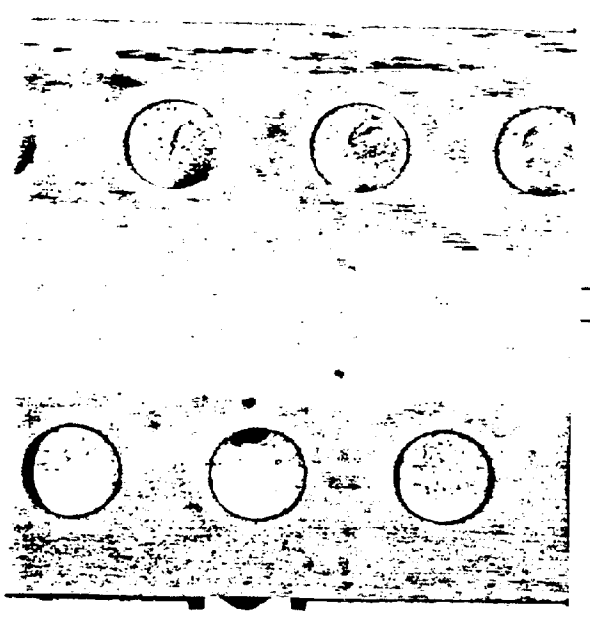
RECEIVED OF _____

FOR _____

BOOK 9868 PG 140

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 74500.00
CON TX 275.65
PRFEE 1.00
WDEED 8.00
TOTAL 284.65
CHECK 284.65

11/27/95 01 09:02 0001 1405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125733
IDENTIF. & REFERENCE

95 NOV 27 AM 8:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 979936