BOOK 10073 PG 48

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 93,000.00

Steven W. Cardin
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 31st day of May 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEVEN W. CARDIN 3112 Country Way Road Antioch, Tennessee 37013	GREAT FINANCIAL MORTGAGE P.O. Box 20005 Owensboro, Kentucky 42304	MAP 150-3 PARCEL 205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THREE THOUSAND AND NO/100---------- ($ 93,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, MARSHA J. DEVAUGHN, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto STEVEN W. CARDIN AND WIFE, SHARON W. CARDIN hereinafter called the Grantee s, 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. 20 on the plan of Section 2, Harbor Landing, of record in Book 6250, page 352, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Marsha J. DeVaughn, unmarried, by deed from Susan B. Perkins, unmarried, of record in Book 9461, page 911, 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 Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of CityFed Mortgage Company of record in Book 7030, page 87, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 3112 Country Way Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

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

2. Matters shown on the Plan of Harbor Landing Section 2 of record in Book 6250, page 352, Register's Office for Davidson County, Tennessee.

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GRANTOR___ FURTHER COVENANTs_ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of May, 19 96.

Marsha J. DeVaughn
MARSHA J. DEVAUGHN

Steven W. Cardin
STEVEN W. CARDIN

Sharon W. Cardin
SHARON W. CARDIN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MARSHA J. DEVAUGHN, STEVEN W. CARDIN and SHARON W. CARDIN, 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 this 31st day of May, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires. _____

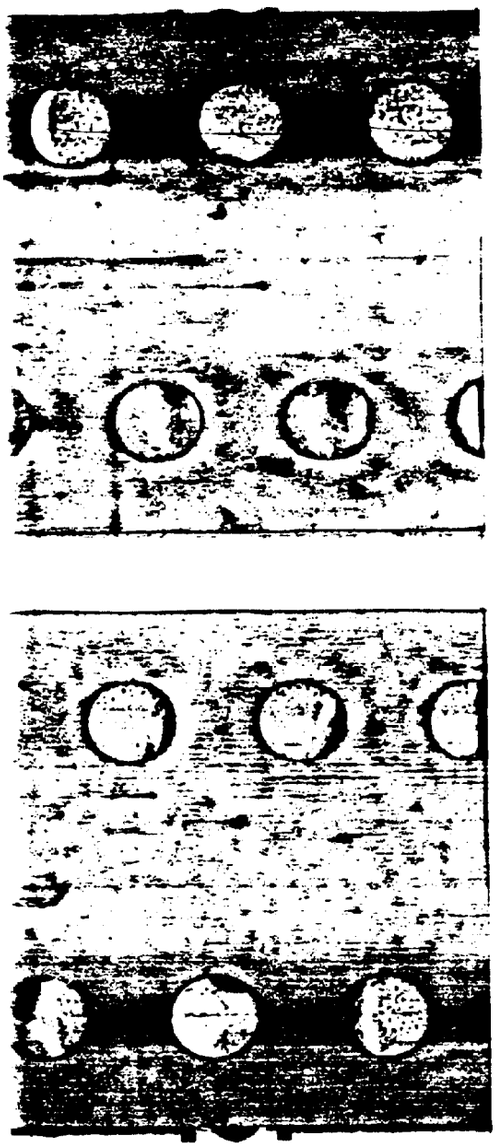
Notary Public

0188656
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:29
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9025 06/04 12:01 03CHECK 353.10

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



RECEIVED OF _____

FOR _____ BOOK 1007 PG 50

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	93000.00
			CON TX	344.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	353.10
			CHECK	353.10

06/04/96 01 13:31 0001 9025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188656
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046901