FILE BOX 45

FROM: Bankers Trust Company of California, N.A.

TO: Tracy Mitchell

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
217 Pineway Drive
Nashville, TN 37217

BOOK 10275 PG 976

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
214 Shevel Drive	Countrywide Funding	Map 25-8
Goodlettsville, TN 37072	750 Old Hickory Blvd. S-286	Parcel 73
	Brentwood, TN 37027	

SPECIAL WARRANTY DEED

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, **Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 1994-1**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Tracy Mitchell, hereinafter called the GRANTEES, their 2heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 4, on the plan of Ranchwood, Section One, of record in Book 2900, Page 125, 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 Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 1994-1, by deed from Joe M. Kirsch, Substitute Trustee, of record in Book 9929, Page 788, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3000, Page 69 and Book 1129, Page 334, Register's Office for said County.

The street addresses of the Real Property is 214 Shevel Drive; Goodlettsville TN 37072, ____ unimproved/ XX improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 26th day of November, 1996.

Boatmen's National Mortgage Inc, attorney in fact for Bankers Trust Company of California, N.A.

Robert J McBarry
Senior Vice Pres

025135
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 1:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

12/02 0101 03CHECK 280-95

BOOK 10275 PG 977

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J McHarry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Memphis, Tennessee, this 11/26, 19 96.

My Commission Expires: My Commission Expires March 25, 1997

Notary Public

DONNA L. WADE
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 73,500.00.

Affiant

Subscribed and sworn to before me, this the 27th day of November, 1996.

My Commission Expires: 5/24/97

Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF SHELBY

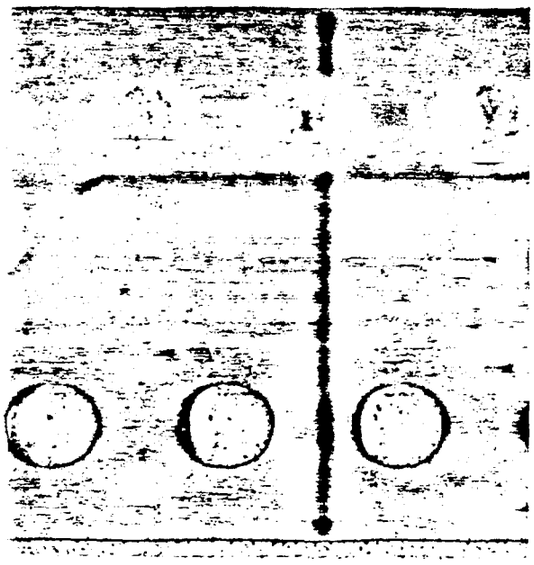
Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert J McHarry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Senior Vice Pres. of BOATMEN'S NATIONAL MORTGAGE, INC. the within named bargainor, and corporation, and that he as such Sr Vice Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert J McHarry as such Sr. Vice Pres.

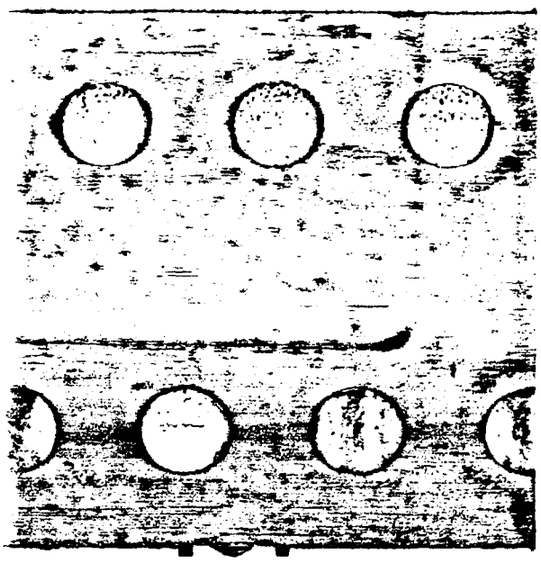
Witness my hand and official seal at Memphis, Tennessee, this 26th day of Nov, 19 96.

My Commission Expires: My Commission Expires March 25, 1997

Notary Public

DONNA L. WADE
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 10275 PG 978

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 73500.00
CON TX 271.95
PRFEE 1.00
WDEED 8.00
TOTAL 280.95
CHECK 280.95

12/02/96 01 13:40 0001 0583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

025135 I
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 1:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093258