Box 2

BOOK 10352 PG 964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF February 19 97

NOTARY PUBLIC

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Allen Varrin (NAME)	GMAC Mortgage Corporation of PA (NAME)	162-5-275.00
331 Brewer Drive (ADDRESS)	8360 Old York Road (ADDRESS)	05DU-38759
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Elkins Park, PA 19117-1590 (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, Regina Michelle Waddell, and husband, Myron C. Waddell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Allen Varrin and wife, Antoinette Marsico Varrin

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, TN, BEING Lot No. 155 on the Plan of Hickory Valley Subdivision, Section 3, of record in Book 4460, page 86, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Stephen F. Howard and wife, Regina S. Howard, by deed from Donald M. Matthys and wife, Lynda S. Matthys, of record in Book 5491, Page 281, Register's Office for Davidson County, Tennessee. The said Stephen F. Howard and Regina S. Howard having quitclaimed to Regina S. Howard as guardian and custodian of Stephen Bart Howard and Regina S. Howard, individually, as tenants in common in Book 5929, page 144; the said Stephen Bart Howard having quitclaimed his interest to Regina Michelle Waddell of record in Book 9568, page 938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 4460, page 86; restrictions of record in Book 4604, page 526, in Book 4630, page 548 and in Book 5967, page 773; Easement of record in Book 3372, page 430; all of record in the Register's Office for Davidson County, Tennessee.

Regina S. Howard and Regina Michelle Waddell being one in the same person.

Myron C. Waddell joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Regina Michelle Waddell.

unimproved ( )
This is improved (X) property, known as 331 Brewer Drive, Nashville, TN 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 14th day of February, 19 97

Regina Michelle Waddell

Regina Michelle Waddell

Myron C. Waddell

Myron C. Waddell

BOOK 10352 PG 965

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina Michelle Waddell and husband Myron C. Waddell

the bargainor S, 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 Brentwood Tennessee, this 14th day February 19 97.

Commission expires 9/18/99

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY — My Commission Expires Sept. 18, 1999

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

WARRANTY DEED

FROM

Regina Michelle Waddell

TO

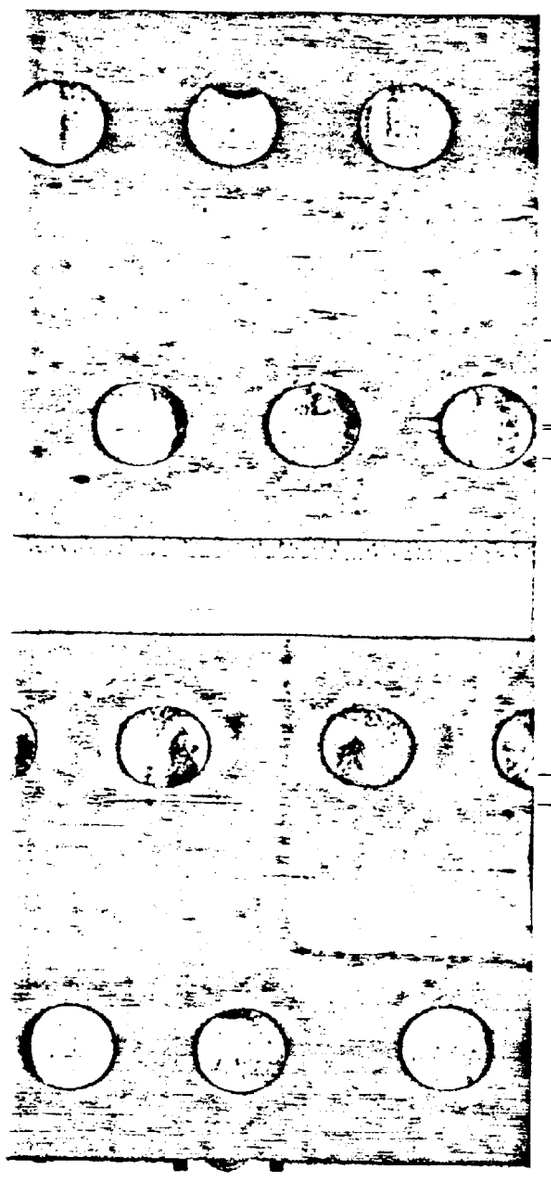
Robert Allen Varrin and wife,
Antoinette Marsico Varrin

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

027163

7588 02/19 0101 03CHECK 425.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10352 PG 966

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	
				112500.00
			CON TX	416.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	425.25
			CHECK	425.25
02/19/97	01	09:50 0001	7588	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274163 IDENTIF. & REFERENCE

97 FEB 19 [illegible]

[illegible]

No. 1118041