WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35506)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10444 PG 674

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 97

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Marie Hawkins (NAME)	North American Mortgage Company (NAME)	162-7-19
71 Benzing Road (ADDRESS)	4301 Hillsboro Road, Suite 328 (ADDRESS)	5DU-33464
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Valerie S. Nesbitt, married, n/k/a Valerie Blanks and husband, Aubrey Banks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cathy Marie Hawkins, 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:

Being Lot No. 34 on the Plan of Antioch Park, Section 1, of record in Plat Book 3600, Page 96, 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 Valerie S. Nesbitt by deed from Linda F. Flynn and Virginia W. Cranor of record in Book 9712, Page 523, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

The said Valerie S. Nesbitt is now known as Valerie Blanks.

Aubrey Blanks, husband of Valerie Blanks formerly known as Valerie S. Nesbitt, joins in this Warranty Deed only for the purposes of conveying such marital rights if any that he may have in and to said property.

unimproved ( )
This is improved (X) property, known as 71 Benzing Road, Antioch, TN 37013
(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 30th day of April, 19 97

Valerie S. Nesbitt n/k/a Valerie Blanks

Aubrey Banks

BOOK 10444 PG 675

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 Valerie S. Nesbitt, married, n/k/a Valerie Blanks et vir Aubrey Blanks

the bargainor, 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 30th day of April, 19 97

Commission expires 7/25/98

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 _____

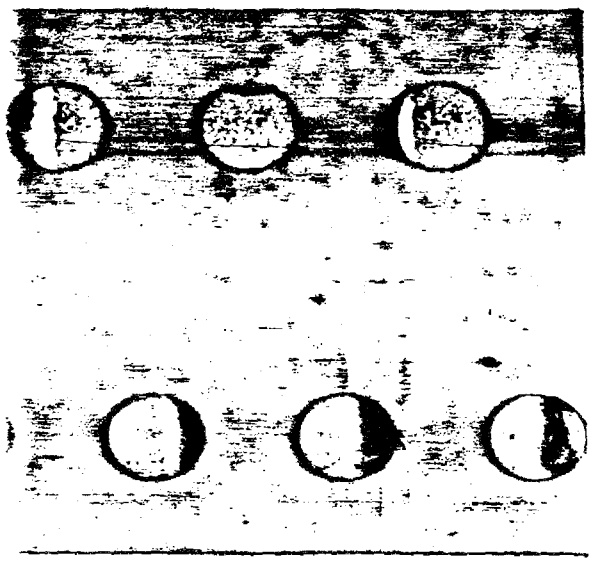
Notary Public

0302084
IDENTIF. ▲ REFERENCE

97 MAY -6 PM 2:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7994 05/06 0101 03CHECK 340.15



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

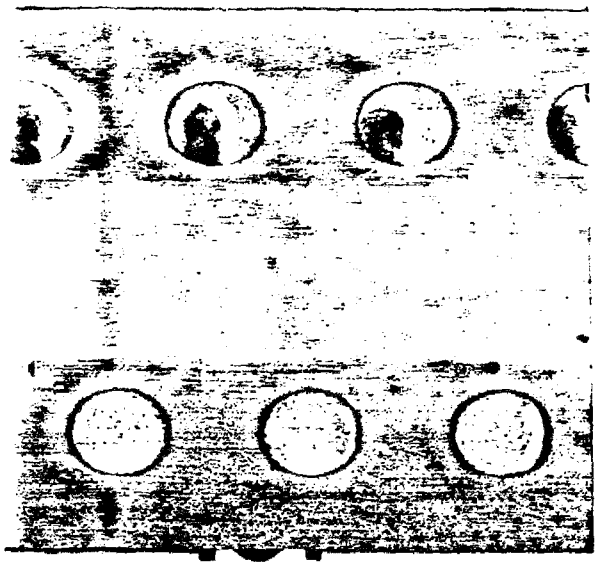
RECEIVED OF _____

FOR _____

BOOK 10444 PG 676

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 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 8.00
TOTAL 340.15
CHECK 340.15

05/06/97 01 14:29 0001 7894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03020844
IDENTIF. ↑ REFERENCE

97 MAY -6 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1147959