Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 27 day of June, 1997.

Notary Public
My commission expires 5/8/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Virginia W. Tessier	Arbor Mtg. Corp.	149-6/86
Steven R. Tessier	D/B/A 1st City Fin.	
3008 Split Oak Trail	5445 DTC Pkwy, #100	
Antioch, TN 37013	Englewood, CO 80111	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Judith Marie McDonald Becker, a married person F/K/A Judith Marie McDonald, a single person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Steven R. Tessier and wife, Virginia W. Tessier, 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:

Being Lot No. 76 on the Plan of Oakwood Subdivision, Phase II, Section I, of record in Book 7900, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judith Marie McDonald Becker , a married person, F/K/A Judith Marie McDonald, a single person, by deed from Centex Real Estate Corporation of record in Book 8727, page 552, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1997 taxes which are current due and payable and subsequent years, which are not yet due and payable. 2) All matters shown on Plan of Oakwood Subdivision, Phase II, Section I, recorded in Book 7900, Page 126. 3) Spouse of vestee, if any, to join in any conveyance of said property. 4) Dedication of Residential Lot to be used as amenity area of record in Book 9781, page 991, said R.O. 5) Charter of Oakwood Homeowner's Association of record in Book 7981, Page 474. 6) Declaration of covenants, conditions, and restrictions of record in Book 7981, page 478 and amended in Book 8038, page 838; Book 8191, pages 323 & 324; Book 8313, page 17; and Book 9237, page 1 and Book 9781, page 987.

This property is improved property known as 3008 Split Oak Trail, Antioch, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their

heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27th day of June, 1997.

Judith Marie McDonald Becker

Darrell Becker
Who joins in this conveyance for the sole purpose of conveying any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

9028 06/30 0101 03CHECK 475.20

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith Marie McDonald Becker and husband, Darrell Becker, 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 27th day of June, 1997.

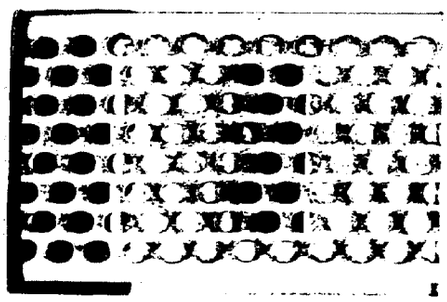
Notary Public

My Commission expires: 5/8/99

NOTARY PUBLIC AT LARGE DAVIDSON CO.

0321308
IDENTIF. # REFERENCE

97 JUN 30 PM 2:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10510 PG 713

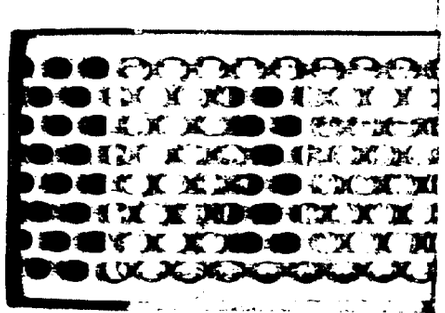
RECEIVED OF _____

FOR _____

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	126000.00
				CON TX	466.20
				PRFEE	1.00
				WDEED	8.00
				TOTAL	475.20
				CHECK	475.20
06/30/97		01	14:44	0001	9028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0321308

IDENTIF. # REFERENCE

97 JUN 30 PM 2:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168621