WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILED 10742-547
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,500.00
Kamala Buford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF December 19 97

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kamala Buford	Arbor Mortgage Corporation	MAP 82-3
(NAME)	(NAME)	
1008 Meridian Street	5445 DTC Parkway, #100	PARCEL 236
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Englewood, CO 80111	
(CITY) (STATE) (ZIP)	(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, John F. Trudel and wife, Anne L. Trudel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kamala Buford and Eudora Edwards, both unmarried

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 the northerly 10 feet of Lot No. 50 and the southerly 40 feet of Lot No. 51 of the Benedict Land Company Subdivision of record in Book 332, page 40, Register's Office for Davidson County, Tennessee. Said part of Lots No. 50 & 51 front together 50 feet on the westerly side of Meridian Street and run back westerly between parallel lines 173.5 feet more or less to an alley.

BEING the same property conveyed to John F. Trudel by deed from Mary Lou Morrisey, unmarried, of record in Book 8884, Page 509, Register's Office for said County.

Power of Attorney of record in Book 10742, page 546, said Register's Office.

Anne L. Trudel joins in this conveyance to convey any and all marital rights she may have in and to said property.

unimproved ( )
This is improved (X) property, known as 1008 Meridian Street, Nashville, TN 37207
(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 23rd day of December 19 97

John F. Trudel by Louis Franklin Trudel his attorney in fact
John F. Trudel

Anne L. Trudel by Louis Franklin Trudel his attorney in fact
Anne L. Trudel

FILE BOX 45

BOOK 10742 PG 548

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

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 Louis Franklin Turbeville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of John F. Trudel and Anne L. Trudel as their Attorney in Fact as the free act and deed of the within named John F. Trudel and Anne L. Trudel. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 1997.

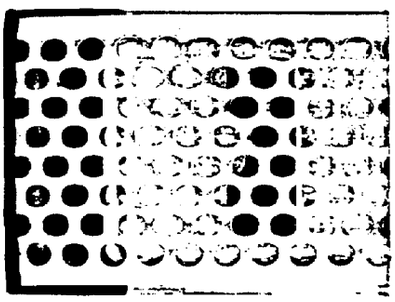
My Commission Expires: 3/24/01

PATRICIA NICHOLS
NOTARY PUBLIC
AT LARGE

0385824
IDENTIF. ↑ REFERENCE

97 DEC 31 PM 3:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7409 12/31 0101 03CHECK 289.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

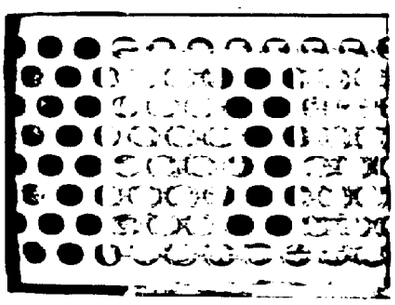
FOR 10742 549

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	75500.00
CON TX	279.35
PRFEE	1.00
WDEED	8.00
TOTAL	288.35
CHECK	288.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12-31-97 01 15:24 0001 7409



0385822 IDENTIF. ↑ REFERENCE

97 DEC 31 PM 3:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1238103