FILE BOX 3

FORM No. WD-1

BOOK 6487 PAGE 971

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,900.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF January 19 85

_____
Notary Public

MY COMMISSION EXPIRES: 10-10-88

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD -- NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Higgins	Mortgage Trust Company	104-11-A
(NAME)	(NAME)	
2134 Fairfax Ave., Unit D-5	2401 Hillsboro Road, Suite 100	53
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37212	Nashville, Tennessee 37212	24W-15104
(CITY) (STATE) (P.O. 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, Marcella M. Yoder, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Higgins and J. Terry Higgins, Jr.

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 Unit No. D-5, Parcel No. 53 of the Villager West Condominiums, of record in Plat Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Marcella M. Yoder by deed from Andrews Properties, Inc. and Cherokee Properties, Inc., of record in Book 5739, page 801, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5452, page 419, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

Marcella Yoder and Marcella M. Yoder are one and the same person.

FEB 6 10 20 AM '85
FELICIA WILSON REGISTER
DAVIDSON COUNTY, TN

I.B. 1 3 4 8

IDENTIF. REFERENCE

This is ( ) unimproved (xx) improved property, known as 2134 Fairfax Ave., Unit D-5, Nashville, TN. 37212
(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 heir 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 covey 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 29th day of January, 1985

Marcella M. Yoder by Douglas Kyle Yoder,
Attorney-In-Fact

CHECK

9118

STATE OF TENNESSEE
COUNTY OF

BOOK 6487 PAGE 972

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, 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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) 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

Marcella M. Yoder

TO

Mark Higgins
J. Terry Higgins, Jr.

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of January, 1985, before me personally appeared Douglas Kyle Yoder, to me known to be the person who executed the foregoing instrument on behalf of Marcella M. Yoder and who acknowledged that he executed the same as the free act and deed of the said Marcella M. Yoder, by virtue of that Power of Attorney, duly executed by the said Marcella M. Yoder and appearing of record in Book 6487, page 970, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1985.

_____
Notary Public

My Commission Expires: 10-14-85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 6487 PAGE 973

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

30900.00- CAMT.
80.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 86.84-
911802/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.B.I. 3.4.8

IDENTIF. REFERENCE

FEB 6 10 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106572