PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31716)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 89000.00

Affiant

Sworn and subscribed before me this 27th day of March, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Martha Denise Stiff
5105 Dakota Avenue
Nashville, Tennessee 37209

RESPONSIBLE FOR PAYMENT OF TAXES:
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle, Suite 400
Fairfax, Virginia 22033

MAP-PARCEL NUMBERS
103-03-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Trent J. Moody and spouse, Susan A. Moody,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martha Denise Stiff, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly 50 feet of the westerly 200 feet of the northerly 150 feet of Block No. 19 on the plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for said County.

SAID part of Block No. 19 fronts 50 feet on the southerly side of Dakota Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Trent J. Moody and wife, Susan A. Moody by deed from Jerry W. Blair and wife, Joy S Blair of record in Book 8221, page 497, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Trent J. Moody by Dawn Sharp as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

98173

IDENTIFICATION REFERENCE

APR 2 10 59 AM '92

DAVIDSON COUNTY TN

This is improved property, known as: 5105 Dakota Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of March, 1992.

Trent J. Moody by Dawn Sharp Atty In Fact

Trent J. Moody, By: Dawn Sharp, Atty-In-Fact

Susan A. Moody by Dawn Sharp Atty In Fact

Susan A. Moody, By: Dawn Sharp, Atty-In-Fact

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 **Dawn Sharp**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Trent J. Moody and Susan A. Moody**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of March, 1992.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Trent J. Moody and Susan A. Moody

TO: Martha Denise Stiff

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Dawn Sharp
Dawn Sharp, Affiant

Sworn to and subscribed before me this

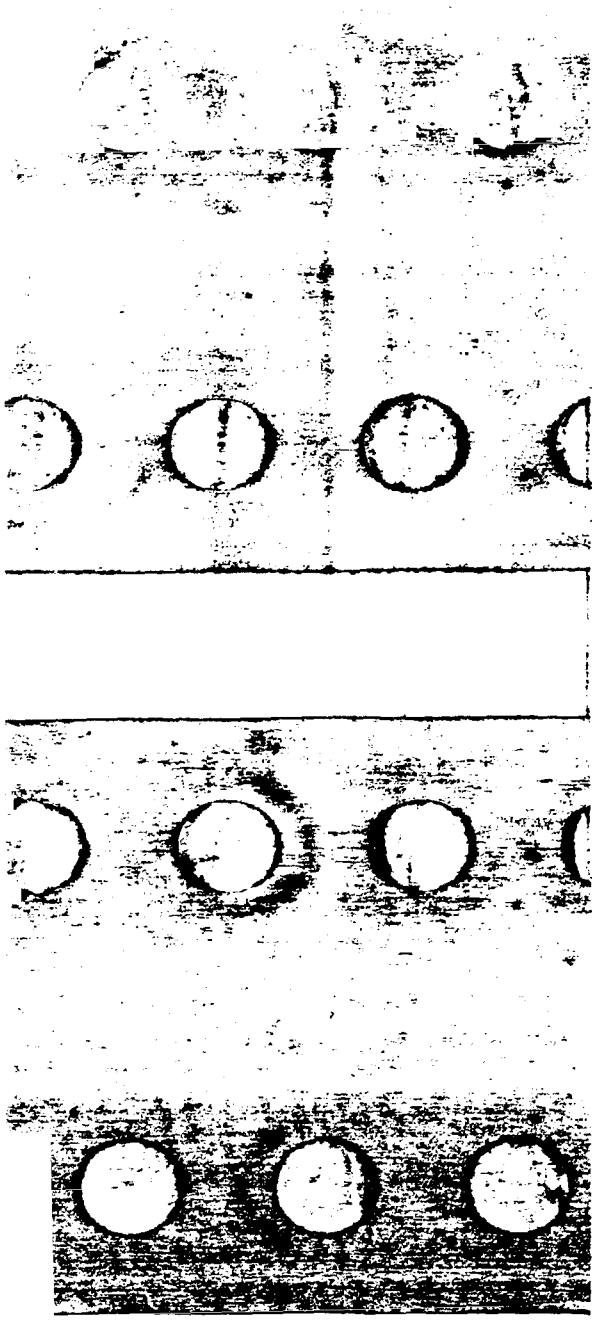
27th day of March, 1992.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6532 04/02 0101 03CHECK 336.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8591 PAGE 698

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	89000.00
CON TX	329.30
PRFEE	1.00
WDEED	6.00
TOTAL	336.30
CHECK	336.30

04/02/92 01 10:50 0001 6532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98173

IDENTIFICATION REFERENCE

APR 2 10 59 AM '92

DAVIDSON COUNTY, TN

No. 517434