This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8995 PAGE 495

ADDRESS NEW OWNER:
James G. Godfrey
788 Fitzpatrick Road
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Troy & Nichols, Inc.
P. O. Box 4025
Monroe, LA 71211-4025

MAP AND PARCEL:
MAP 96-16
PARCEL 169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles T. Mauk and wife, Mildred G. Mauk hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James G. Godfrey, unmarried , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot 267-B, Zone Lot Division of Lots 260 through 265 and 267, Larchwood, Section 3, of record in Book 5200, Page 540, and as amended in Book 6250, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Charles T. Mauk and wife, Mildred G. Mauk, by deed from Michael R. Hassell and wife, Melanie B. Hassell of record in Book 8414, Page 774, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Troy & Nichols, Inc. (original principal amount of $54,390.00) of record in Book 7109, Page 74, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This is improved property known as 788 Fitzpatrick Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James G. Godfrey, unmarried, his heirs and assigns, forever; and we, Charles T. Mauk and wife, Mildred G. Mauk do covenant with the said Grantee 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 Grantee, hyis heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

93 JUN 28 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

Witness our hands this the 24th day of June, 1993.

Charles T. Mauk

Mildred G. Mauk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles T. Mauk and wife, Mildred G. Mauk the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

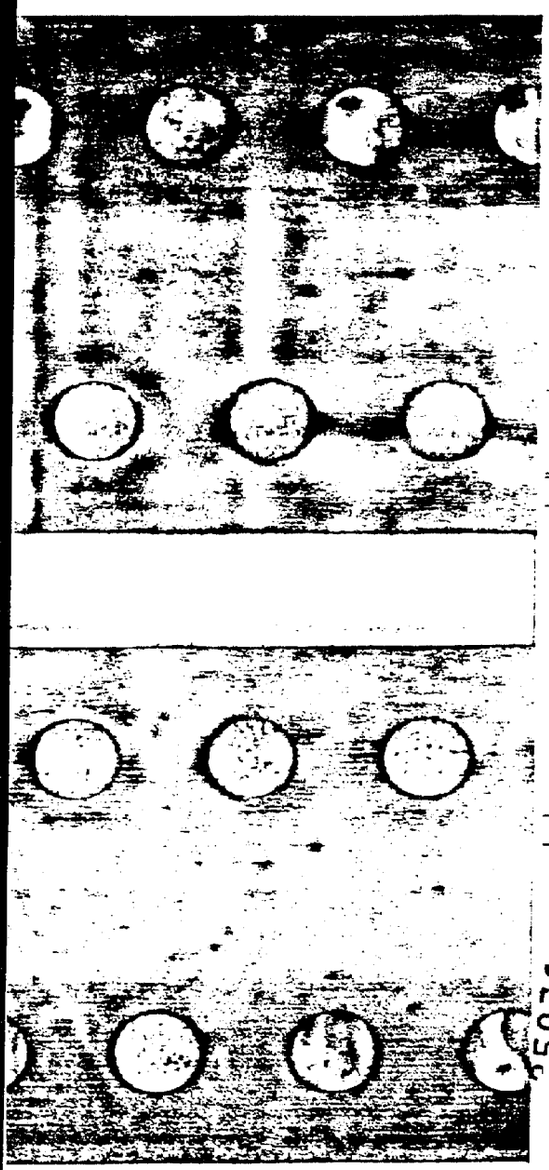
The actual value or consideration, whichever is greater, for this transfer is $ 56,488.56.

AFFIANT

Subscribed and sworn to before me this 24th day of June, 1993.

NOTARY PUBLIC
My Commission Expires: 3/22/97

2749 06/28 0101 03CHECK 218.05



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

RECEIVED OF _____

FOR _____

BOOK 8995 PAGE 497

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
				CAM1 56488.56
				CON TX 209.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 218.05
				CHECK 218.05
			06/28/93 01	13:55 0001 2749

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 5076

93 JUN 28 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 667952