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Book 53

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 93

Notary Public

MY COMMISSION EXPIRES 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BERNICE LYNCH	MORTGAGE SERVICE AMERICA CO.	MAP 61-02
(NAME)	(NAME)	
614 LEMONT DRIVE	1650 TYSONS BLVD. P.O. BOX 9703	PARCEL 2
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	McLEAN, VA 22102-0703	
(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, GLADYS M. MOULTON AND HUSBAND, JOHN L. MOULTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BERNICE LYNCH, 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:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Gra-Mar Acres, Section I, of record in Book 2663, page 34, Register's Office for said County.

Said Lot No. 225 fronts 90 feet on the southeasterly side of Lemont Drive and runs back 203.5 feet on the northeasterly line and 161.15 feet on the southwesterly line to a dead line, measuring 99.47 feet thereon.

Being the same property conveyed to Webster E. Kelley and wife, Frances Maye Kelley by deed of record in Book 3252, page 419, Register's Office for Davidson County, Tennessee; the said Webster E. Kelley having predeceased Frances Maye Kelley, the property then vested in Frances Maye Kelley; and the said Frances Maye Kelley having since died leaving a Last Will & Testament of record in the Probate Court for Davidson County, Tennessee, devising said property to her sister, Gladys M. Moulton.

John L. Moulton joins in this conveyance for the purpose of conveying any right, title or interest he may have in or to said property, marital or otherwise.

unimproved ( )
This is improved (XX) property, known as 614 LEMONT DRIVE, NASHVILLE, TN 37216
(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 our hand s this 6th day of July 19 93

John L. Moulton
JOHN L. MOULTON

Gladys M. Moulton
GLADYS M. MOULTON

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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 GLADYS M. MOULTON AND HUSBAND, JOHN L. MOULTON

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 GOODLETTSVILLE, Tennessee, this 6th day of July 19 93.

Commission expires 11/22/96

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

38784

IDENTIF. ↑ REFERENCE

93 JUL -8 AM 8:29

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

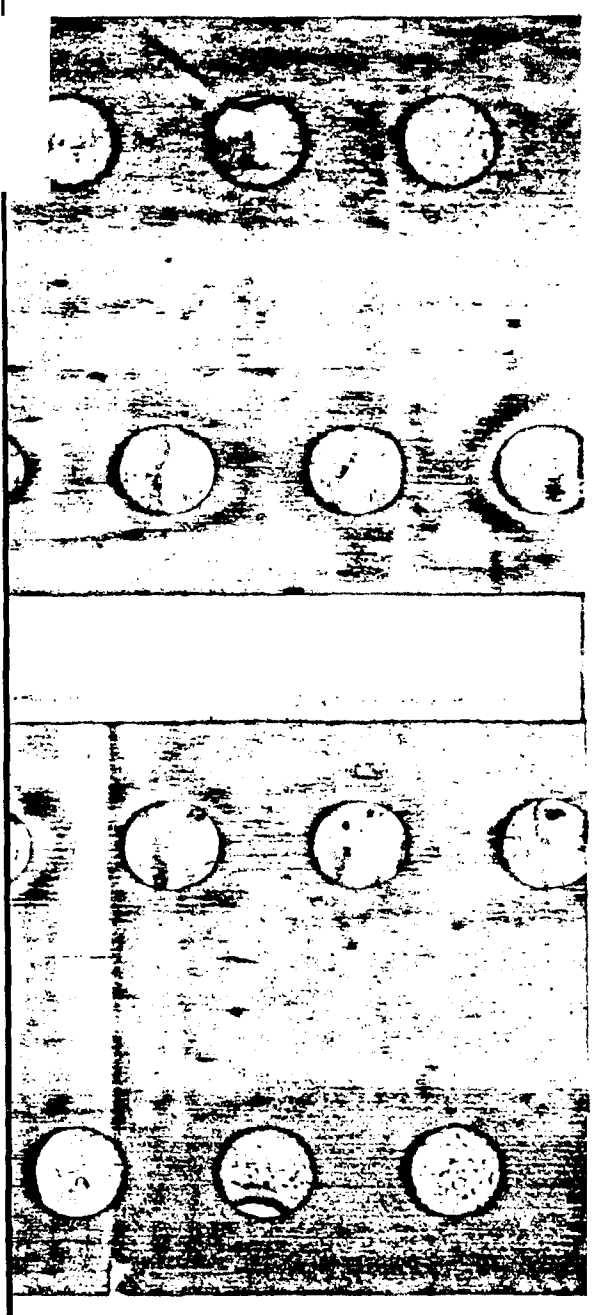
WARRANTY DEED

FROM

TO

RETURN TO:

1405 07/08 0101 03CHECK 268.00



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

RECEIVED OF _____

FOR _____

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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	70000.00
			CON TX	259.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	268.00
			CHECK	268.00
07/08/93	01	08:29	0001	1405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38784
IDENTIF. ← REFERENCE

93 JUL -8 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 671853