BOOK 9131 PAGE 854

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,550.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 93

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(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
Lewis N. Hyatt, II	Standard Federal Savings Bank	MAP 96-13
(NAME)	(NAME)	
917 Shauna Drive	P.O. Box 9481	PARCEL 144
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Gaithersburg, MD 20898	03DZ60590
(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, Bonnie Geneva Gentry, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis N. Hyatt, II and wife, Ronna Hyatt

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 Lot No. 25, on the plan of Malvin Heights, of record in Plat Book 2330, Page 83, and amended in Book 6038, page 351, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bonnie Geneva Gentry by deed from David M. Vernich and wife, Connie L. Vernich, of record in Book 8865, Page 183, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Peter E. Persson and wife, Lititia A. Persson, to D. Gene Merrill and Frederick E. Brooks, Trustee, for Atlantic Coast Mortgage Corporation, dated March 14, 1986, and filed for record in Book 6811, Page 90, Register's Office for said County, with an unpaid principal amount of approximately $ 62,550.61, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This conveyance is subject to Restrictive Covenants of record in Book 6038, Page 351, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 917 Shauna Drive, Nashville, TN 37214
(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 28th day of October 19 93

Bonnie Geneva Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie Geneva Gentry, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 19 93.

Commission expires March 25, 1995

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

79497

IDENTIF. & REFERENCE

93 OCT 29 AM 10:38

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7670 10/29 0101 03CHECK

273.92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 9131 PAGE 856

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 71550.61
				CON TX 264.92
				PRFEE 1.00
				WDEED 8.00
				TOTAL 273.92
				CHECK 273.92
10/29/93	01			10:39 0001 7670

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79497
IDENTIF. ↑ REFERENCE

93 OCT 29 AM 10: 38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 715476