WARRANTY DEED

BOOK 9160 PAGE 467

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 19 93

Notary Public

MY COMMISSION EXPIRES: January 25, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 2323 21st Ave. South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Carroll, Sr. (NAME)	Mortgage Service America Co. (NAME)	MAP 135-16-A
600 Somerset Court (ADDRESS)	1650 Tysons Blvd., P.O. Box 9703 (ADDRESS)	PARCEL 68
Nashville, TN 37217 (CITY) (STATE) (ZIP)	McLean, Virginia 22102-0703 (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, Thomas W. Shea and wife, Nancy S. Shea

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Carroll, Sr. and wife, Joyce D. Carroll a 1/2 interest and Julie D. Hatchell a 1/2 interest

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. 121 on the Plan of Subdivision for tracts 8, 9, and 10, Nashboro Village of record in Book 5200, Pages 186, 187, 188, and 189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas W. Shea and wife, Nancy S. Shea by deed from Hickory and Lamar Enterprises, A Joint Venture of record in Deed Book 7059, Page 992, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4827, Page 14, Book 5465, Page 561, and Book 5588, Page 429, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

88663

IDENTIFICATION REFERENCE

93 NOV 22 PM 4:13

FELIX Z. ANDERSON, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1546 11/22 0101 03CHECK 379.00

unimproved ( )
This is improved (X) property, known as 600 Somerset Court, Nashville, TN 37217
(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 18th day of November 19 93

Thomas W. Shea — Witness: Darlene Anderson

Nancy S. Shea — Witness: Darlene Anderson

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 Thomas W. Shea and wife, Nancy S. Shea

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 Nashville, Tennessee, this 18th day of November, 19 93.

Commission expires January 25, 1997

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

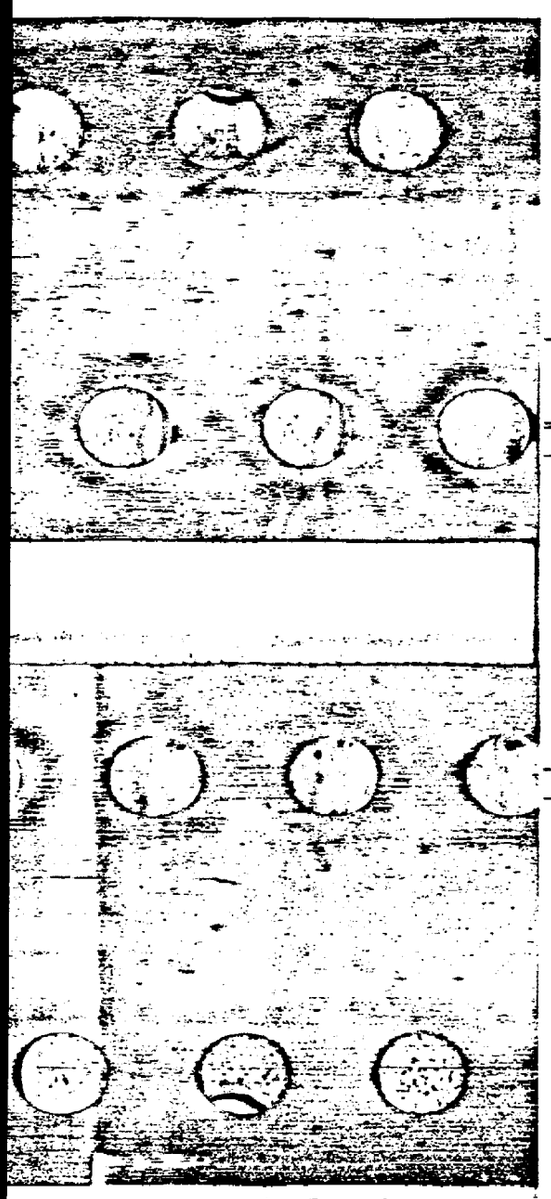
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of November, 1993, before me personally appeared Darlene Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas W. Shea and wife, Nancy S. Shea, and who acknowledged that she executed the same as the free act and deed of the said Thomas W. Shea and wife, Nancy S. Shea by virtue of that Power of Attorney, duly executed by the said Thomas W. Shea and wife, Nancy S. Shea and appearing of record in Book 9160, page 465, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 1993.

My Commission Expires: 1/25/1997

Notary Public



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	100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	379.00
			CHECK	379.00
11/22/93	01		16:13 0001	1546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88663
IDENTIFYING REFERENCE

93 NOV 22 PM 4:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 725280