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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: (ljh) (Title No: 34227)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 141000.00

Affiant

Sworn and subscribed before me this 29th day of November, 1993.

Notary Public

My Comm. Expires: 9-24-94

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Nancy Thompson Scholz 401 Bowling Avenue #66 Nashville, TN 37215	Mortgage Service America Co. 1650 Tysons Blvd. McLean, VA 22102	104-13-A-039

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 **Malcolm F. Bonds and Ewing Mack Donahoue, Trustee, of the Ruby P. Spruill Revocable Trust under trust agreement dated March 24, 1992,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy Thompson Scholz, 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 Building Site No. 39 (also designated as unite #66) on the plan of Richmeade Place, Section Two, of record in Book 4955, page 4, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same premises conveyed to Malcolm E. Bonds and Ruby P. Spruill as tenants in common with right of survivorship by deed from Prudence Polk McGowan Scott and husband, William Bryon Scott of record in Book 6525., page 220, said Register's Office. Malcolm E. Bonds subsequently conveyed his interest in subject property to Ruby P. Spruill by warranty deed of record in Book 6810, page 338, said Register's Office. Ruby P. Spruill subsequently conveyed subject property to Malcolm E. Bonds and Ruby P. Spruill as joint tenants with right of survivorship by Quitclaim Deed of record in Book 7315, page 193, said Register's Office. Ruby P. Spruill subsequently conveyed her interest in subject property to Ewing Mack Donohoue as Trustee of the Ruby P. Spruill Revocable Trust under Trust Agreement dated March 24, 1992, by quitclaim deed of record in Book 8633, page 964, and corrected in Book 8785, page 398, said Register's Office.

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

This conveyance is subject to Covenants, Conditions and Restrictions contained in instrument of record in Book 4941, page 637, Book 4942, page 633, Book 5036, page 388 and Book 5019, page 946 and any and all matters shown on the herein referenced Plan of record all in said Register's Office.

This instrument is executed on behalf of Malcolm F. Bonds by John Connelly 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.

This is improved property, known as: 401 Bowling Avenue #66, Nashville, TN 37215

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 29th day of November, 1993.

Malcolm F. Bonds, By: John Connelly, Atty-In-Fact

Ewing Mack Donahoue, Trustee TRUSTEE

State of Virginia
County of Norfolk City

On this 29th day of November, 1993, before me the undersigned authority, personally appeared **Ewing Mack Donahoue, Trustee,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3-31-96

Notary Public

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 **John Connelly**, 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 **Malcolm F. Bonds**, 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 29th day of November, 1993.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

93009
IDENTIF. & REFERENCE

93 DEC -3 PM 1:56
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

FROM: Malcolm F. Bonds and Ewing Mack Donahoue, Trustee

TO: Nancy Thompson Scholz

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.

John Connelly, Affiant

Sworn to and subscribed before me this

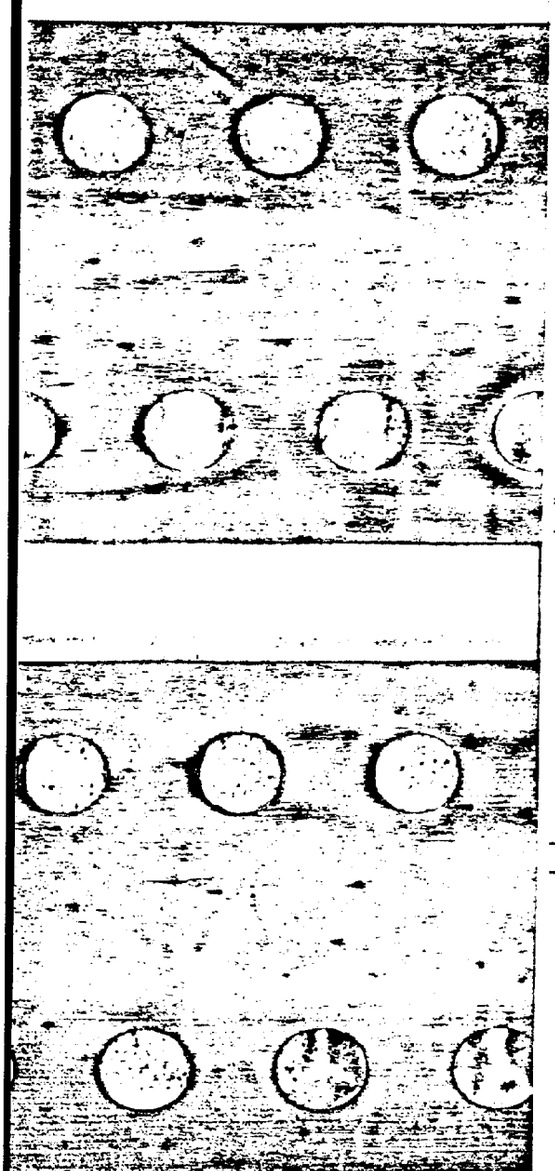
29th day of November, 1993.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

9933 12/03 0101 03CHECK 530.70



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
				141000.00
				CON TX 521.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 530.70
				CHECK 530.70
12/03/93	01			13:56 0001 9933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93009
IDENTIF. # REFERENCE

93 DEC -3 PM 1:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 729996