THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR.
FIRST AMERICAN CENTER
NASHVILLE, TN 37201

BOX 35 FILE NO. 272144

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS F. DEEMS	MORTGAGE SERVICE AMERICA COMPANY	MAP 172-01-0-A
(NAME)	(NAME)	
72 TROTWOOD DOWNS	1650 TYSONS BOULEVARD	PARCEL 94 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
BRENTWOOD, TN 37027	MCLEAN, VA 22102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

CASH IN HAND AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY GRANTEES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

BOOK 9175 PAGE 386

JACK KLEIN AND WIFE, ANGELA KLEIN

have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS F. DEEMS AND WIFE, JOAN C. DEEMS

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Copperfield Revised, A Planned Unit Development, of record in Book 6900, pages 555 through 559, Register's Office for Davidson County, Tennessee.

Said Lot No. 94 fronts 91.09 feet on the north side of Trotwood Down and goes back between lines 116.73 feet on the west and 110.00 feet on the east to a line in the rear, measuring 52.48 feet thereon.

Being the same property conveyed to Jack Klein and wife, Angela Klein, by Quitclaim Deed from Jack Klein, of record in Book 7679, page 731, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 175,000.00

Subscribed and sworn to before me this the 30TH *day of* NOVEMBER *19* 93

My commission expires: 11/22/97 *(Affix Seal)*

Affiant Joan C. Deems

Notary Public Kay B. Hancock

This is improved (X) unimproved ( ) property, known as 72 TROTWOOD DOWNS, BRENTWOOD, TN 37027
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 30TH *day of* NOVEMBER *19* 92 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack Klein by Audrey Jeske Attorney in Fact
JACK KLEIN

Angela Klein by Audrey Jeske Attorney in Fact
ANGELA KLEIN

BOOK 9175 PAGE 387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

~~*Personally appeared before me*~~ XXXXXXXXXXXXXXXXXX See Attached Exhibit A ______, *a Notary Public in and for said County and State* ______

______

______

the within named bargainor ______, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* ______ *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at ______ *Tennessee,*
this ______ *day of* ______, *19* ______.

______ *Notary Public*

Commission expires ______

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ______, *a Notary Public of the State and County aforesaid, personally appeared* ______,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ______ *self to be* ______ *of the* ______,
the within named bargainor, a corporation, and that ______ *he as such* ______
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ______ *self as* ______

Witness my hand and seal, at office in ______,
this ______ *day of* ______, *19* ______.

______ *Notary Public*

Commission expires ______

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A"

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Audrey Jeske to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Jack Klein and Angela Klein, and acknowledged that she executed the same as the free act and deed of the said Jack Klein and Angela Klein.

Witness my hand, at Nashville, Tennessee, this 30th day of November, 1993.

Kay B. Honsch

Notary Public Kay B. Honsch
My Commission Expires: 11/22/97

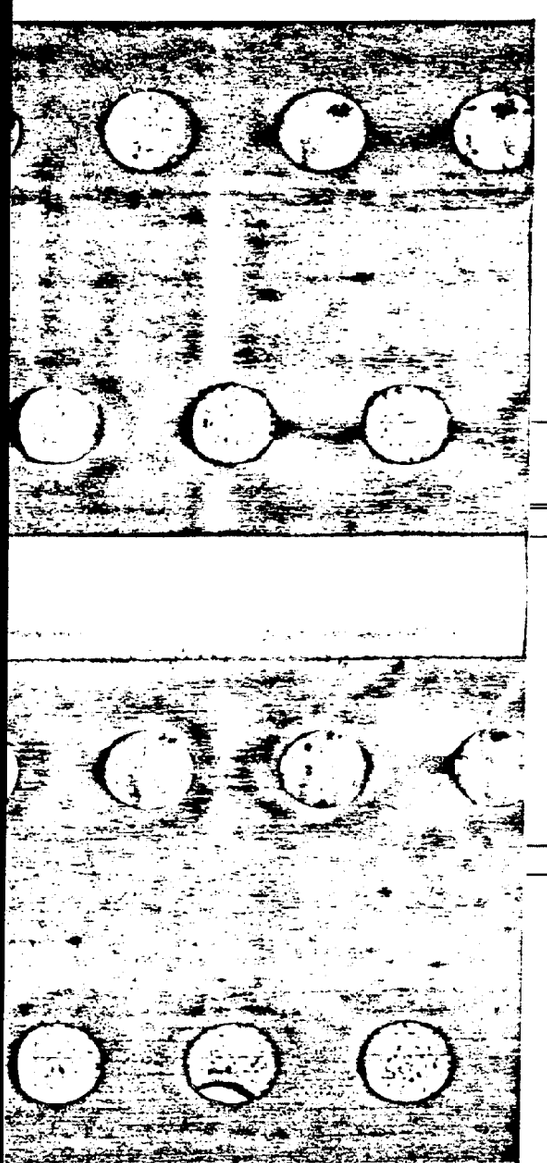
BOOK 9175 PAGE 388

93062
IDENTIF. # REFERENCE

93 DEC -3 PM 3:13

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9988 12/03 0101 03CHECK 660.50



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

RECEIVED OF _____

FOR _____

BOOK 9175 PAGE 389

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 175000.00
				CON TX 647.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 660.50
				CHECK 660.50
12/03/93	01			15:13 0001 9988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93062
IDENTIF. & REFERENCE

93 DEC -3 PM 3:13

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 730049