WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 93

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Trentham, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa M. B. Traynor (NAME)	Mortgage Service America Co. (NAME)	172-12-0-B
709 Winter Court (ADDRESS)	1650 Tysons Boulevard (ADDRESS)	250.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	McLean, VA 22102 (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, Claridge Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa M. B. Traynor

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, TN, being Lot No. 512 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6; Amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Claridge Builders, Inc. by deed from J&Y, L.P., a Tennessee Limited Partnership of record in Book 7176, Page 105, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170; Book 8885, Page 517; By-Laws in Book 8071, Page 531; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304; Deeds in Book 8377, Page 769; Book 8377, Page 808, and all matters shown on the Plan of Record.

99701

IDENTIFICATION REFERENCE

93 DEC 22 PM 12:31

REGISTER
DAVIDSON CO. TN.

7259 12/22 0101 03CHECK 341.63

This is unimproved ( ) improved (X) property, known as 709 Winter Court, Nashville, TN 37211
(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 17th day of December 19 93

Claridge Builders, Inc.
By: Paul E. Johnson
Paul E. Johnson, President

BOOK 9196 PAGE 108

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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_____ .

Commission expires _____ _____
Notary Public

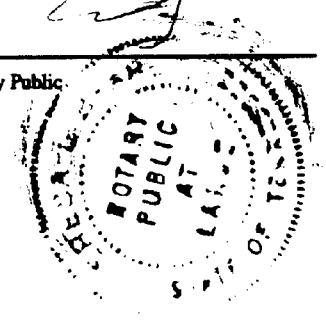
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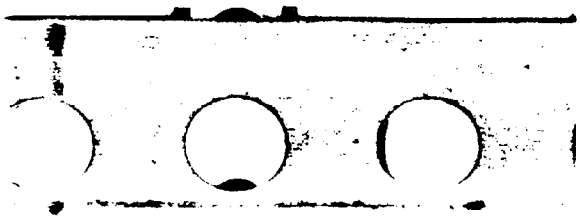
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____Paul E. Johnson_____ and _____ with whom I am personally acquainted and who upon_his_____ oath(s) acknowledged _himself_____ to be the _President_____ and _____ respectively of the _Claridge Builders, Inc._____ the within named bargainor, and corporation, and that _____he_____ as such _President_____ 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 _____Paul E. Johnson_____ as such _____President_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____Brentwood, TN_____ on this the _____17th_____ day of _____December_____ 19_93_____ .

My commission expires _____June 28, 1995_____ _____
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

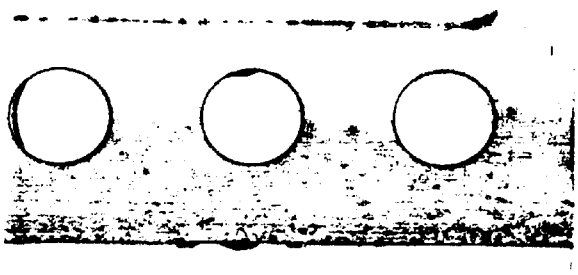
RECEIVED OF _____

FOR _____

BOOK 9196 PAGE 109

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	89900.00
			CON TX	332.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	341.63
			CHECK	341.63
12/22/93	01	12:32	0001	7259



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99701
IDENTIFICATION REFERENCE

93 DEC 22 PM 12:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 737221