This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9214 PAGE 373

ADDRESS NEW OWNER:
Phyllis J. Price
6005 Cortez Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Mortgage Service America Company
11320 Random Hill Road, Suite 400
Fairfax, Virginia 22030

MAP AND PARCEL:
Map 86
Group 2
Parcel 41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John O. Sonnier and wife, Virigina A. Sonnier**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Phyllis J. Price and husband, Steven O. Price**, 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. 83 on the Plan of Dodson Heights, of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 83 fronts 72.14 feet on the northeasterly side of Cortez Court and extends back 121.1 feet on the northwesterly line and 126.8 feet on the southeasterly line to a dead line in the rear on which it measures 56.3 feet.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to John O. Sonnier and wife, Virigina A. Sonnier by deed from Randell Crotts and wife, Lena Crotts, dated November 9, 1970, as of record in Book 4458, page 5, Register's Office for Davidson County, Tennessee.

This is improved property known as 6005 Cortez Court, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Book 3130, page 623; and amended in Book 3161, page 279, Register's Office for Davidson County, Tennessee, to which instruments reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 2900, page 113, said Register's Office, including but not limited to a 30 foot minimum building setback line from Cortez Court; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

Real property taxes for 1993 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phyllis J. Price and husband, Steven O. Price, their heirs and assigns, forever; and we, John O. Sonnier and wife, Virigina A. Sonnier, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of December, 1993.

05360
IDENTIF. & REFERENCE

94 JAN -7 AM 10:19
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

John O. Sonnier

Virigina A. Sonnier

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John O. Sonnier and wife, Virigina A. Sonnier, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 23rd day of December, 1993.

NOTARY PUBLIC

My Commission Expires: February 3, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

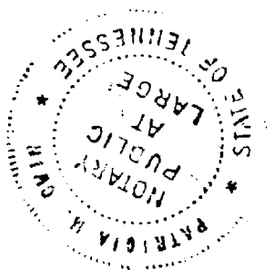
STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,900.00.

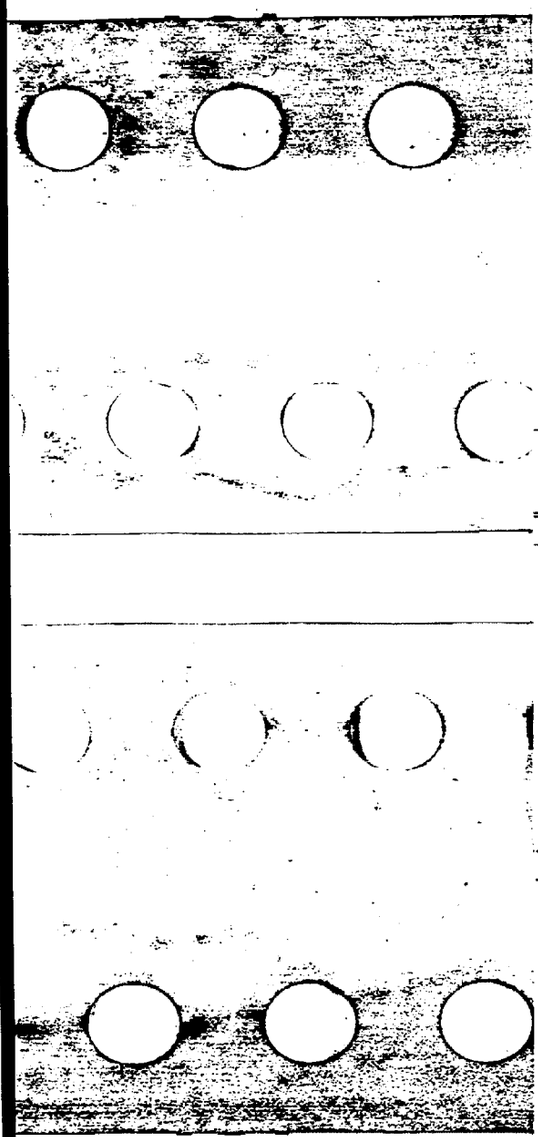
Phillis J. Price
AFFIANT

Subscribed and sworn to before me
this 23rd day of December, 1993.

Patricia M. Dunn
NOTARY PUBLIC
My Commission Expires: February 3, 1997



7245 01/07 0101 03CHECK 271.63



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

RECEIVED OF _____

FOR _____

BOOK 9214 PAGE 376

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 69900.00
				CON TX 258.63
				PRFEE 1.00
				MDEED 12.00
				TOTAL 271.63
				CHECK 271.63
			01/07/94 01	10:18 0001 7245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 JAN -7 AM 10:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

05360
IDENTIF. & REFERENCE

No. 743262