Box #3

BOOK 9229 PAGE 569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

94-850

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,900.00

David Carano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 94.

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 7/23/94

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: David Carano	SEND TAX BILLS TO: Mortgage Service America	MAP-PARCEL NUMBERS 53-6-B-5CO
(NAME) 2237 Riverway Drive	(NAME) 545 Marriot Drive, #140	
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN. 37138	(STREET ADDRES) Nashville, TN. 37210	4D 93883
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, J & M Homebuilders, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Carano and wife, Jennifer M. Carano

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. 208 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, page 413, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.

BEING part of the same property conveyed to J & M Homebuilders, Inc. by deed from Waterford Associates, L.P., filed of record in Book 9058, page 364, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2237 Riverway Drive, Old Hickory, TN. 37138

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 their hands this 25th day of January, 19 94.

J & M Homebuilders, Inc.

Joe L. Wall
President

94-850

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe L. Wall as such President and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Old Hickory Tennessee on this the 25th day of January, 19 94.

My commission expires 7/23/94

Janis L. Duree
Notary Public Janis L. Duree

3313 01/26 0101 03CHECK 312.03

10942
IDENTIF. & REFERENCE

94 JAN 26 AM 8:08

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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 81900.00
CON TX 303.03
PRFEE 1.00
WDEED 8.00
TOTAL 312.03
CHECK 312.03

01/26/94 01 08:10 0001 3313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10942
IDENTIF. ↑ REFERENCE

94 JAN 26 AM 8:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 749257