16263

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

94 FEB -8 PM 2:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:

RANDY W. POWELL AND MELISA G. MALONE
3033 JENRY DRIVE
NASHVILLE, TN 37214

MAP/PARCEL NUMBER:

MAP 85-11, PARCEL 83

BOOK 9245 PAGE 346

SEND TAX BILLS TO:

SOUTHEASTERN MORTGAGE OF TENNESSEE, INC.
565 MARRIOTT DRIVE, #250
NASHVILLE, TN 37214

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00.

Randy W Powell
AFFIANT

Subscribed and sworn to me, this the 31ST day of JANUARY, 1994.

Denise C. Allis
Notary Public
My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, STEVE E. HOLT AND WIFE, KATHERINE A. HOLT, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RANDY W. POWELL AND MELISA G. MALONE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3033 JENRY DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 31ST day of JANUARY, 1994.

STEVE E. HOLT

KATHERINE A. HOLT

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE E. HOLT AND WIFE, KATHERINE A. HOLT, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 31ST day of JANUARY, 1994.

notary public

My commission expires: 5-11-96

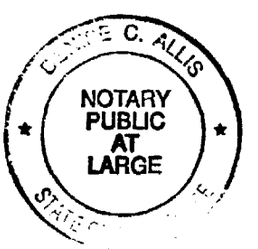


EXHIBIT 'A'

Being Lot No. 27 on the Plan of Stanford Country Club Estates, Section 1, of record in Plat Book 2900 at page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steve E. Holt and wife, Katherine A. Holt, by Warranty Deed from DAvid H. McGuire and wife, Mary A. McGuire, of record in Book 6552, page 997, Register's Office for Davidson County, Tennessee.

EXHIBIT 'A'

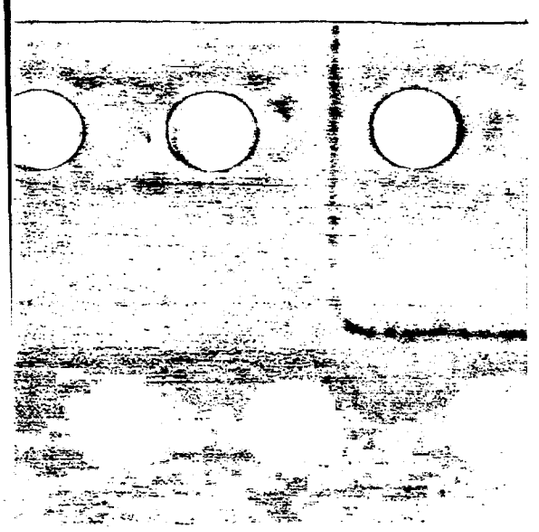
1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 2900, page 50, said Register's Office, including all setback lines, easements, etc., as shown thereon.

3. Restrictive covenants contained in instrument of record in Book 3000, page 381 said Register's Office.

3937 02/08 0101 03CHECK 283.10





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

RECEIVED OF _____

FOR _____

BOOK **9245** PAGE **349**

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 73000.00
				CON TX 270.10
				PRFEE 1.00
				WDEED 12.00
				TOTAL 283.10
				CHECK 283.10
02/08/94	01			14:21 0001 3937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16263
IDENTIF. ↑ REFERENCE

94 FEB -8 PM 2:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.754691