mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
David E. Evetts 4512 Graycroft Dr. Nashville, Tn. 37211	Same as New Owner	Map 73-9 Parcel 209 Field Book 15DZ 60450

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated April 3, 1987, executed by James S. Mahaffey and wife, Belinda Mahaffey, secured by a Deed of Trust to W. Terry Edwards, Trustee, of record in Book 7198, page 884, Register's Office for Davidson County, Tennessee, and rerecorded in Book 7291, page 86, said Register's Office, to secure to Citizens and Southern Mortgage Company the original principal amount of $49,664.00, said mortgage now being held by Nationsbanc Mortgage Corporation, which the GRANTEE herein assumes and agrees to pay and hold GRANTORS harmless from same, the receipt all of which is hereby acknowledged, we, JAMES S. MAHAFFEY and BELINDA MAHAFFEY HARDIN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto DAVID E. EVETTS, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 24 on the Plan of Henderson Gardens, Section 1 of record in Plat Book 2900 at page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James S. Mahaffey and wife, Belinda Mahaffey, by deed from Bobby G. Anglea and wife, Carol M. Anglea, of record in Book 6703, page 123, Register's Office for said County. The said James S. Mahaffey and Belinda Mahaffey have since divorced, and Belinda Mahaffey is now known as Belinda Mahaffey Hardin.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for the said property is 1924 Rosebank Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And, we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1994 taxes, a lien but not yet due and payable, which have been prorated between the parties and will be paid in full by the GRANTEE when due.

2. Those matters as they appear on the Plan of record in Book 2900, page 75, said Register's Office.

3. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 4044, page 641, said Register's Office.

4. Deed of Trust executed by James S. Mahaffey and wife, Belinda Mahaffey, to W. Terry Edwards, Trustee, of record in Book 7198, page 884, Register's Office for Davidson County, Tennessee, rerecorded in Book 7291, page 86, said Register's Office.

The GRANTORS represent and warrant that the present existing balance of the mortgage loan in favor of Nationsbanc Mortgage Corporation as evidenced by the Deed of Trust of record in Book 7198, page 884, Register's Office for Davidson County, Tennessee, and rerecorded in Book 7291, page 86, said Register's Office, as hereinabove recited is $34,943.43. The GRANTORS do hereby transfer to the GRANTEE, all of the GRANTORS' right, title and interest in and to any and all monies within an escrow account held by Nationsbanc Mortgage Corporation for the payment of taxes under Loan Number 209417-5. By his signature hereto, the GRANTEE agrees to pay all payments required to be paid under the said mortgage and to fully comply with all terms, provisions and conditions of the said mortgage; and, the GRANTEE agrees to indemnify and hold harmless the GRANTORS, jointly and severally, from any cost, expense or judgment relating to any claim, demand or suit concerning the said mortgage including the GRANTORS reasonable attorneys fees, court costs or other litigation expenses.

And GRANTORS do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 14th day of February, 1994.

"GRANTEE"

David E. Evetts
DAVID E. EVETTS

"GRANTORS"

James S. Mahaffey
JAMES S. MAHAFFEY

Belinda Mahaffey Hardin
BELINDA MAHAFFEY HARDIN

18516
IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID E. EVETTS, JAMES S. MAHAFFEY and BELINDA MAHAFFEY HARDIN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14th day of February, 1994.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $58,250.00.

David E. Evetts
AFFIANT

Sworn to and subscribed before me, this the 14th day of February, 1994.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 12/6/97

6400 02417 016 BOOK 2224 533



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

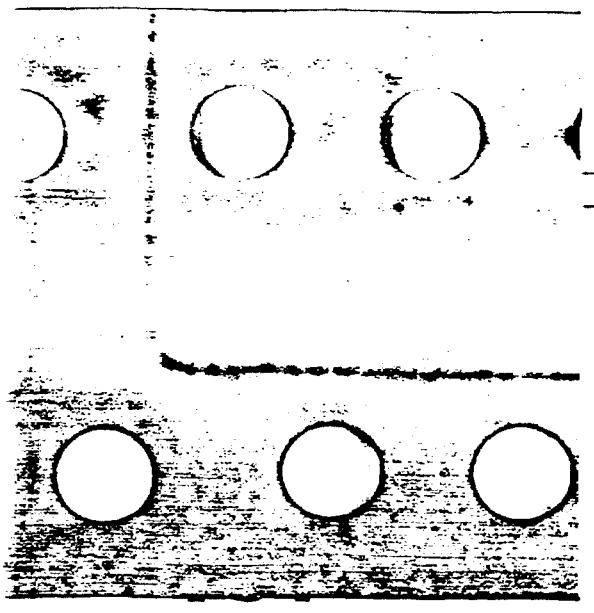
BOOK 9251 PAGE 523

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 ~~58250.00~~
				CON TX 215.53
				PRFEE 1.00
				WDEED 8.00
				TOTAL 224.53

CHECK 224.53

02/17/94 01 09:07 0001 6420



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18516

IDENTIFICATION REFERENCE

94 FEB 17 PM 3:03

No.757332