48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,650.00

David Spaulding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 19 94

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
David D. Spaulding (NAME)	Mortgage Service America Co. (NAME)	172-12-0-
701 Winter Court (ADDRESS)	1650 Tysons Boulevard (ADDRESS)	B 248.00 CO
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 David D. Spaulding and wife, Pamela P. Spaulding

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. 510 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 9256, Page 473, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

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 conveyed in Book 8154, Page 304; Deeds of conveyance in Book 8377, Page 769 and Book 8377, Page 808, and all matters shown on the Plan of Record.

20518 IDENTIF. & REFERENCE

94 FEB 23 PM 2:11
FELIX A. JOHNSON, REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 701 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 18th day of February 19 94

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

STATE OF TENNESSEE
COUNTY OF

BOOK 9256 PAGE 976

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

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 18th day of February 19 94.

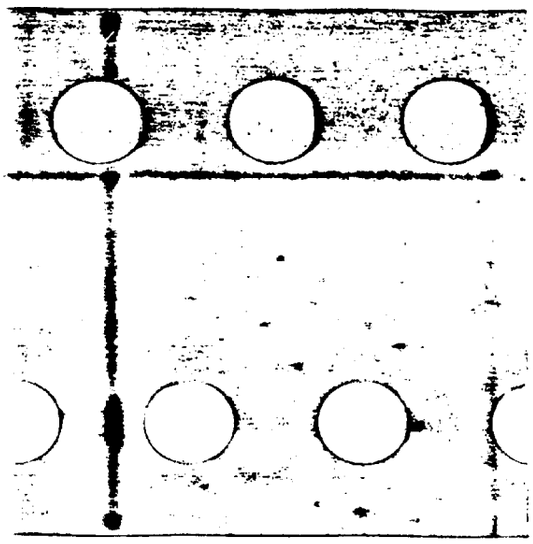
My commission expires June 28, 1995

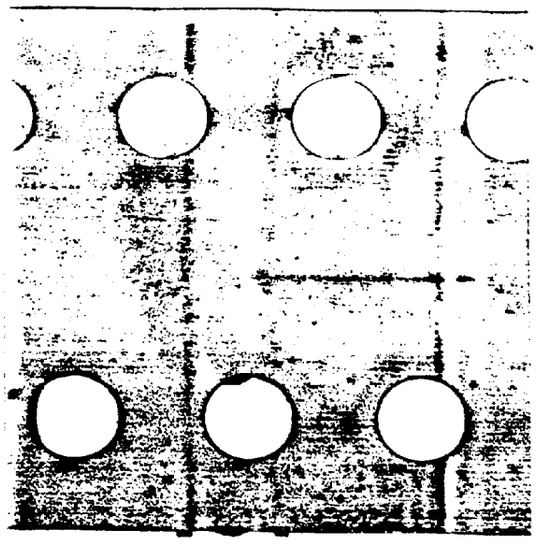
_____
Notary Public

NOTARY PUBLIC AT LA... STATE OF TE...

8580 02/23 0101 03CHECK

470.00





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

RECEIVED OF _____

FOR _____

BOOK 9256 PAGE 977

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 124650.00
				CON TX 461.02
				PRFEE 1.00
				WDEED 8.00
				TOTAL 470.02
				CHECK 470.02
02/23/94	01			14:11 0001 8580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20518
IDENTIFICATION REFERENCE

94 FEB 23 PM 2:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 759472