PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 · FILE 00272490

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Esq.
First American Center, Suite 105
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES TODD CREECH	SOUTHEASTERN MORTGAGE OF TN, INC.	Map 141
(NAME)	(NAME)	
7461 RIVER BEND CIRCLE	565 MARRIOTT DRIVE	Parcel 47
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37221	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

BOOK 9265 PAGE 479

Kenneth D. Hoyer and wife, Lori A. Hoyer

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES TODD CREECH AND WIFE, MARIA MUNDAY CREECH

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of River Bend, of record in Book 6900, pages 504 and 505, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Kenneth D. Hoyer and wife, Lori A. Hoyer, by deed from John D. Minton Construction Company, Inc., of record in Book 9038, page 241, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 145,000.00

Subscribed and sworn to before me this the 25th *day of* February *19* 94

My commission expires: March 22, 1997

Affiant

Notary Public

(Affix Seal)

unimproved ( )
This is improved (X) *property, known as* 7461 River Bend Circle, Nashville, TN 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are 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 for those matters shown on reverse hereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 17th *day of* February, 1994 *19____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth D. Hoyer

Lori A. Hoyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Kenneth D. Hoyer and wife, Lori A. Hoyer

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* February, *19*97

Commission expires SEPT. 24, 1994 Gladys V. Hudson *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

ENCUMBRANCES:

1. Taxes for 1993 and all subsequent years.

2. Declaration of Covenants, Conditions and Restructions of record in Book 7112, page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15 and Book 7549, page 893, Register's Office for Davidson County, Tennessee.

3. Subject to rights of others in and to the common areas/elements.

4. Mortgage Loan Inspection by John Kohl & Co., P.C., dated July 14, 1993, discloses that the concrete drive encroaches on the 10 foot public utility and drainage easement.

5. All matters as shown on the plan of record in Book 6900, pages 504 and 505, said Register's Office.

94 MAR -2 PM 3:33
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

23118

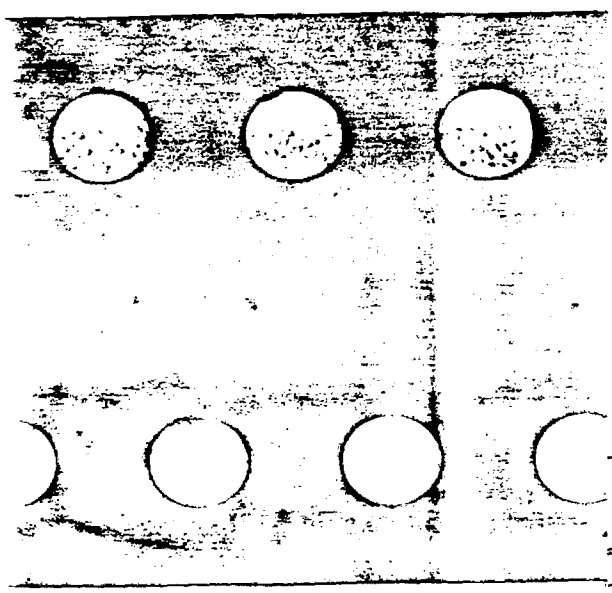
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

554 12/02 2101 02CHECK 545.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

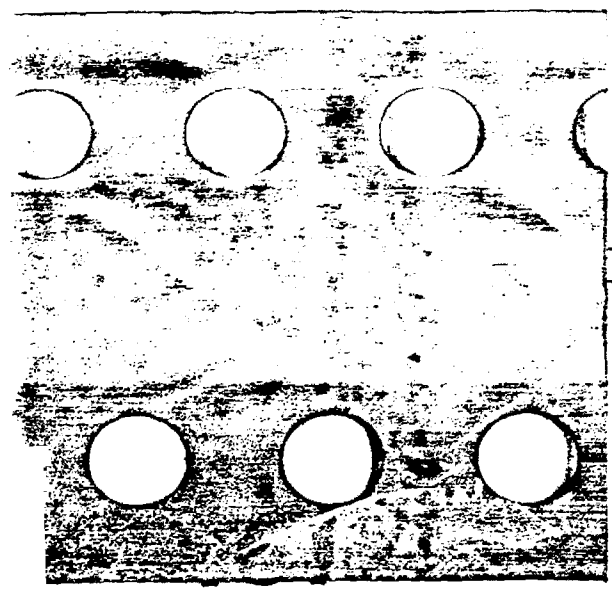
FOR _____

BOOK 9265 PAGE 481

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
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50
03/02/94 01 15:34 0001 6764



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23118
IDENTIFICATION REFERENCE

94 MAR -2 PM 3:33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 762193