BOOK 8270 PAGE 209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,800.00

Jo Allyson Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 94

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201 File #32196

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo Allyson Turner (NAME)	MORTGAGE SERVICE AMERICA CO. (NAME)	MAP 103-8-B
121 Sloan Road (ADDRESS)	11320 Random Hills Rd., Ste. 400 (ADDRESS)	PARCEL 121
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	25W 12130

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, Dixie Ann Drummonds Ross, and husband, Robert Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jo Allyson Turner

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:

A CERTAIN condominium apartment in Davidson County, Tennessee, being Unit No. 121, Building "D", on the plan of Parklane Condominiums Phase I as shown as Exhibit "B" to the Master Deed, of record in Book 7376, page 571, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Dixie Ann Drummonds by deed from Odra C. Drummonds and wife, Ruth W. Drummonds of record in Book 8442, Page 448, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Robert Ross, husband of Dixie Ann Drummonds Ross, joins in this Warranty Deed only for the purpose of conveying such marital rights, if any, that he may have in and to said property.

24669 IDENTIF. & REFERENCE

'94 MAR -7 AM 11:36
REGISTER
DAVIDSON COUNTY, TN.

8425 03/07 0101 03CHECK 304.26

unimproved ( )
This is improved (X) property, known as 121 Sloan Road, Nashville, Tennessee 37209
(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 28th day of February, 19 94

Dixie Ann Drummonds Ross

Robert Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9278 PAGE 210

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dixie Ann Drummonds Ross, and husband, Robert Ross

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February 19 94.

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such 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 as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

State of Tennessee
County of Davidson

On this the 28th day of Feby, 19, before me personally appeared Alan L. Catlett to me known to be the person who executed the foregoing instrument in behalf of Dixie Ann Drummonds Ross and Husband Robert Ross as Their Attorney in Fact, and acknowledged the He executed the same as the free act and deed of the said Dixie Ann Drummonds Ross and Husband Robert Ross.

Witness my hand and official seal at Nashville, Tn this the 28th day of Feby, 1994.

Jo Ann B. Sumner
Notary Public

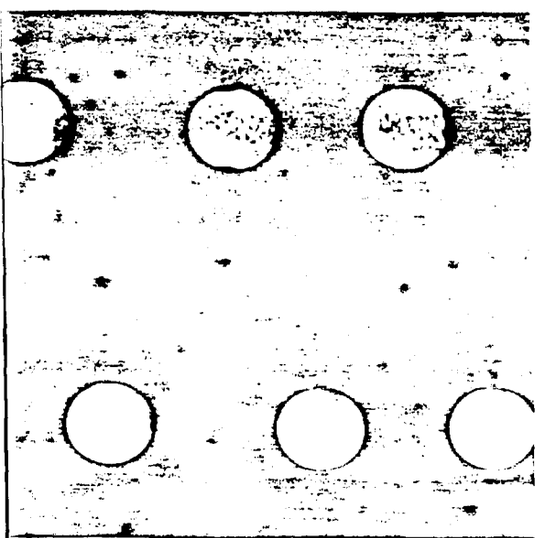
My Commission Expires: 7-23-94

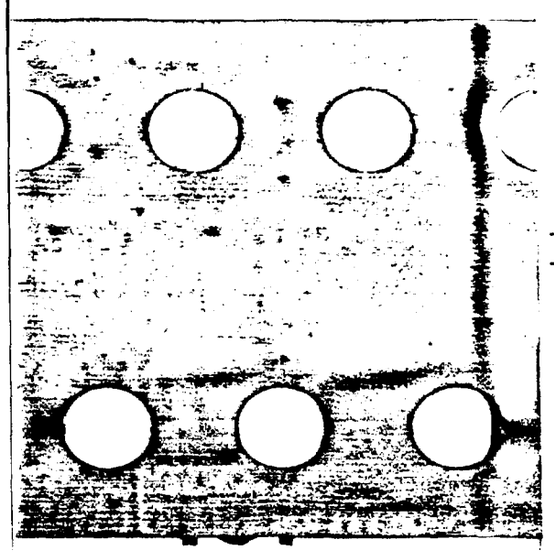
WARRANTY DEED

FROM
Dixie Ann Drummonds Ross

TO
Jo Allyson Turner

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File #32196





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9270 PAGE 211

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

MAMT 79800.00
MOR TX 295.26
ERR CO
MOR TX 295.26-
VOID
MAMT 79800.00-
MAMT 79800.00
CON TX 295.26
PRFEE 1.00
WDEED 8.00
TOTAL 304.26
CHECK 304.26

03/07/94 01 11:38 0001 8425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24669
IDENTIF. & REFERENCE

94 MAR -7 AM 11:36

REGISTER
DAVIDSON COUNTY, TN.

No. 763833