S INSTRUMENT PREPARED BY:
EPH B. PITT, JR., ATTORNEY
ST AMERICAN CENTER
HVILLE, TN 37201

BOOK 9271 PAGE 19

X 35 FILE NO. 00272876

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. MOORE (NAME)	MORTGAGE SERVICE AMERICA CO (NAME)	MAP 150-05
2954 ANDERSON ROAD (STREET ADDRESS OR ROUTE NUMBER)	1650 TYSONS BOULEVARD (STREET ADDRESS)	PARCEL 68
NASHVILLE, TN 37217 (CITY) (STATE) (ZIP)	MCLEAN, VA 22102 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

CASH IN HAND AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY GRANTEES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

JOHN DONALD SMITH AND WIFE, JANIENE SMITH

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES R. MOORE, AN UNMARRIED PERSON, AND RICHARD W. ZELEK, AN UNMARRIED PERSON,

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. 629 on the Map of Edge-O-Lake Estates, Section 12, of record in Book 3842, page 236, Register's Office for said County.

Said Lot No. 629 fronts 80 feet on the northerly side of Anderson Road and extends back 100.59 feet on the easterly line and 142.81 feet on the westerly line, to a broken line in the rear, measuring 94.37 feet thereon.

Being the same property conveyed to John Donald Smith by deed from Carolyn C. Pace and husband, William Wood, of record in Book 6373, page 426, Register's Office of Davidson County, Tennessee.

94 MAR -7 PM 3:02
DAVIDSON COUNTY, TN.

24933
IDENTIF. & REFERENCE

WILSON CO. TENN.
NOTARY PUBLIC
LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 89,900.00

Subscribed and sworn to before me this the 4TH *day of* MARCH, *19* 94

My commission expires: 11-10-97 *(Affix Seal)*

Affiant

Notary Public

unimproved ( )
This is improved (XX) property, known as 2954 ANDERSON ROAD, NASHVILLE, TN 37217
(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.

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 4TH *day of* MARCH, *19* 94, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHN DONALD SMITH

Janiene Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me THE UNDERSIGNED AUTHORITY, *a Notary Public in and for said County and State* JOHN DONALD SMITH and wife, JANIENE SMITH

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

Witness my hand and official seal at NASHVILLE, *Tennessee, this* 4TH *day of* MARCH, *19*94

Commission expires 11-10-97

LINDA V. JONES
Notary Public

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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 _____

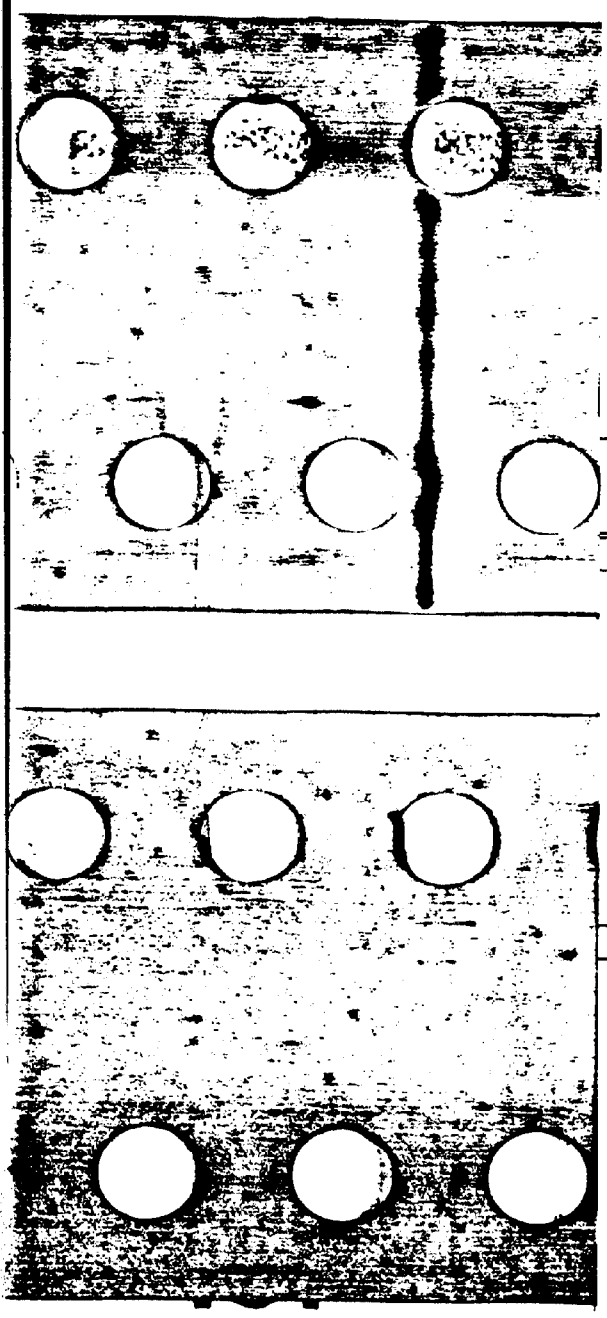
WARRANTY DEED

FROM

TO

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

8693 03/07 0101 03CHECK 341.63



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

RECEIVED OF _____

FOR _____

BOOK 9271 PAGE 21

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	89900.00
			CON TX	332.63
			PRFEE	1.00
			MDEED	8.00
			TOTAL	341.63
			CHECK	341.63

03/07/94 01 15:04 0001 8693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24933
IDENTIF. ↑ REFERENCE

94 MAR -7 PM 3:02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 764101