32874

IDENTIF. REFERENCE

BOOK 9293 PAGE 408

14

G# 9871-3

MAP 132-01
PARCEL 116
FB#OH-7302

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

94 MAR 29 PM 1:12

REGISTER
DAVIDSON COUNTY, TN.

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of March, 1994.

My Commission Expires: 9/16/95

Notary Public

PETER WEISS NOTARY PUBLIC AT LAW DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY: CHERNAU, MILAM & WEISS, P.C.
Peter Weiss, Attorney, 5115 Maryland Way, 2nd Floor, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
ANDY M. BARTON etux	MORTGAGE SERVICE AMERICA CO.
(Name)	(Name)
4017 Outer Drive	11320 Random Hills Rd, Suite 400
(Street Address)	(Street Address)
Nashville, TN 37215	Fairfax, VA 22030
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, we, **JEANNE O. MASDEN, AS DEVISEE, AND TYLER W. MASDEN, AS EXECUTOR, UNDER THE WILL OF ALBERT FORREST COLLINS, DECEASED**, hereinafter called the **"Grantors"**, have bargained and sold, and by these presents do transfer and convey unto **ANDREW BARTON AND WIFE, JENNIFER BARTON**, hereinafter called the **"Grantees"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.

SAID Lot No. 50 fronts 105.0 feet on the northwesterly margin of Outer Drive and extends back 195.0 feet between parallel lines to a dead line in the rear, measuring 105.0 feet thereon.

BEING the same property conveyed to Albert F. Collins and wife, Helen Collins, by Deed from Aileen B. Warren Yates, of record in Book 3182, Page 601, Register's Office for Davidson County, Tennessee. The parties having since died with the said Helen Collins predeceasing Albert F. Collins A/K/A Albert Forrest Collins. Under the Will of Albert Forrest Collins of record in Will Book 186, Page 249, Probate Court of Davidson County, Tennessee, the subject property was devised to Jeanne O. Masden.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

TYLER W. Masden joins in this conveyance for the purpose of releasing any and all rights he may have in the above described property as Executor under the Will of Albert Forrest Collins, deceased.

BEING improved property known as: 4017 OUTER DRIVE, NASHVILLE, TENNESSEE 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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/or assigns, 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.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names this 28th day of March, 1994.

Jeanne O. Masden

JEANNE O. MASDEN, AS DEVISEE UNDER THE WILL OF ALBERT FORREST COLLINS, DECEASED

Tyler W. Masden Executor

TYLER W. MASDEN, AS EXECUTOR UNDER THE WILL OF ALBERT FORREST COLLINS, DECEASED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEANNE O. MASDEN, AS DEVISEE UNDER THE WILL OF ALBERT FORREST COLLINS, DECEASED, 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 March, 1994.

My Commission Expires: 9/16/95

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TYLER W. MASDEN, AS EXECUTOR UNDER THE WILL OF ALBERT FORREST COLLINS, DECEASED, the 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 28th day of March, 1994.

My Commission Expires: 9/16/95

Notary Public

\WP51\KG\BARTON.WD

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

7349 03/29 0101 03CHECK 545.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9293 PAGE 411

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	
				144000.00
			CON TX	532.80
			PRFEE	1.00
			MDEED	12.00
			TOTAL	545.80
			CHECK	545.80

03/29/94 01 13:13 0001 7349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32874
IDENTIF. # REFERENCE

94 MAR 29 PM 1:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 772643