Box 17

WARRANTY DEED

BOOK 9299 PAGE 262

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,900.00
Martha L. Biffle
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 19 94
Notary Public
MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha L. Biffle (NAME)	Mortgage Service America Company (NAME)	MAP 148-12
4648 Fanning Drive (ADDRESS)	11320 Random Hills Road, #400 (ADDRESS)	PARCEL 214
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	2DU23475

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, Edward W. Diehl and wife, Marilyn Diehl

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha L. Biffle, unmarried

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, Tennessee, being Lot No. 127 on the Plan of Hazelwood, Section 14, of record in Book 4660, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 58 feet on the northeasterly side of Fanning Drive and extends back 173.86 feet on the northerly line and 163.74 feet on the southerly line to a dead line in the rear, measuring 85.94 feet thereon.

Being the same property conveyed to Edward W. Diehl and wife, Marilyn Diehl by deed from R. B. Woodroof and wife, Margrette D. Woodroof of record in Book 4871, page 510, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4794, page 182, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1994 are prorated and assumed by the Grantee(s) herein.

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

34556

CERTIFIED FOR REFERENCE
94 APR -4 PM 3:3
REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved (X) improved property, known as 4648 Fanning Drive, Antioch, TN 37013
(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 our hand s this 31st day of March 19 94

Edward W. Diehl
Edward W. Diehl

Marilyn Diehl
Marilyn Diehl

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, the within named Edward W. Diehl and wife, Marilyn Diehl

the 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 31st day of March 19 94.

Commission expires May 24, 1997

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 _____.

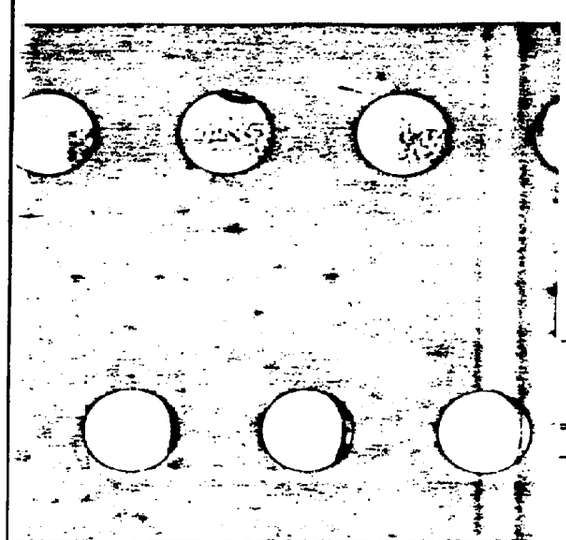
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

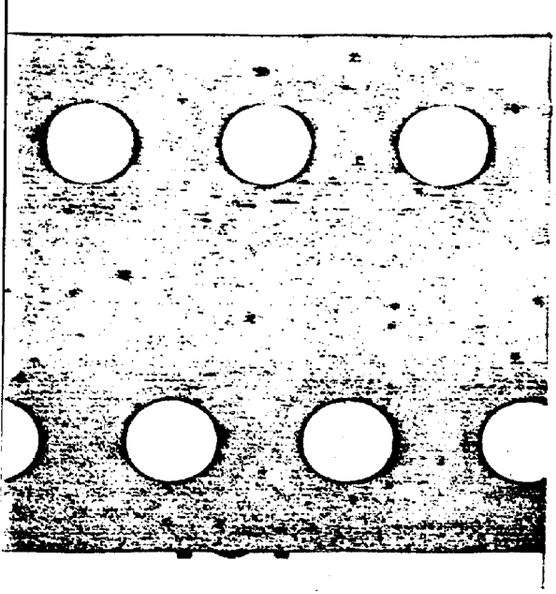
My commission expires _____

Notary Public

9154 04/04 0101 03CHECK

245





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

RECEIVED OF _____

FOR _____

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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 63900.00
				CON TX 236.43
				PRFEE 1.00
				MDEED 8.00
				TOTAL 245.43
				CHECK 245.43
			04/04/94 01	15:39 0001 9154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34556
IDENTIF. & REFERENCE

94 APR -4 PM 3:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 774414