433

STATE OF TENNESSEE
COUNTY OF Davidson
2034-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 94.

Notary Public Mark A. Ellmore

MY COMMISSION EXPIRES: March 25, 1995

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stevan D. Townsend	Mortgage Service America Co.	172-120B-088.00 CO
(NAME)	(NAME)	
1225 Crestfield Drive	1650 Tysons Boulevard	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37211	McLean, VA 22102-0703	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Randy M. Baxter and Janet D. Baxter, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stevan D. Townsend and Sheri D. Funderburg, 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. 393 on the Plan of Section Six, Bradford Hills, of record in Book 7900, page 6 and Book 7900, page 290, Register's Offie, for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Randy M. Baxter and Janet D. Baxter, married by deed from Claridge Builders, Inc., filed of record in Book 8646, page 471, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

34674
IDENTIF. ↑ REFERENCE

94 APR -4 PM 1:22
REGISTER
DAVIDSON CO. TENN.

9273 04/04 0101 03CHECK 401.20

This is improved property known as 1225 Crestfield Drive, Nashville, Tennessee 37211

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 their hand s this 31st day of March, 19 94.

Randy M. Baxter
Randy M. Baxter

Janet D. Baxter
Janet D. Baxter

2034-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, a Notary Public in and for said County and State, the within named

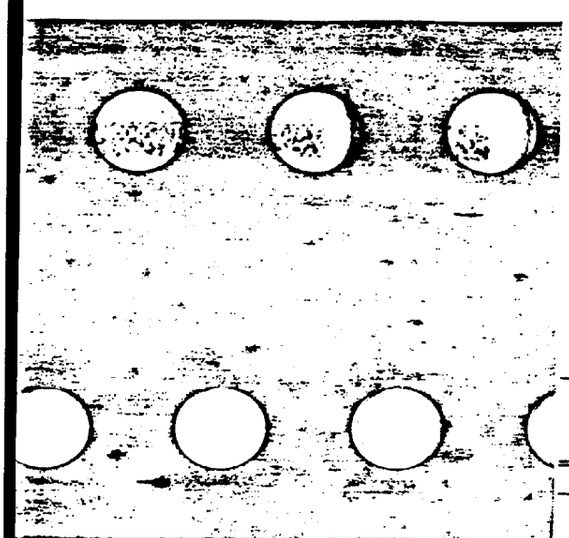
Randy M. Baxter and Janet D. Baxter, married

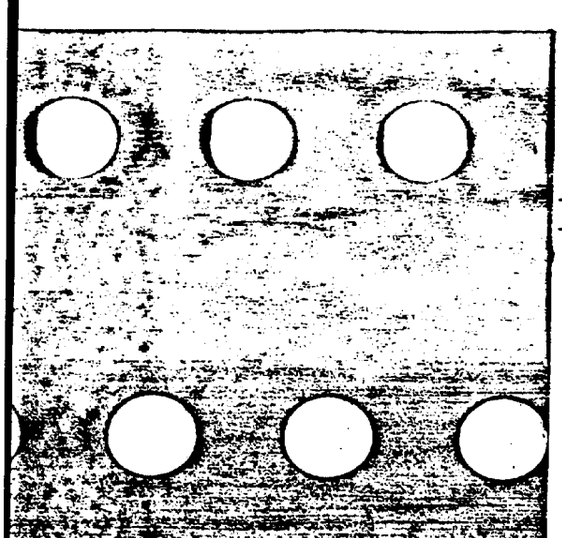
the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1994.

My commission expires March 25, 1995

Mark A. Ellmore
Notary Public Mark A. Ellmore

NOTARY PUBLIC





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

RECEIVED OF _____

FOR _____

BOOK 9299 PAGE 694

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	106000.00
			CON TX	392.20
			PRFEE	1.00
			MDEED	8.00
			TOTAL	401.20
			CHECK	401.20
04/04/94	01	16:23	0001	9273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 APR -4 PM 4:2
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

34674
IDENTIF. # REFERENCE

No. 774533