File 12327 File Box 38 (First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9303 PAGE 406

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRADLEY W. WORD (NAME)	NEW OWNERS (NAME)	Map 155-10-A
412 Hiawatha Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 19
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 9D81183

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, DOUGLAS W. SARVER AND WIFE, CHRISTINE A. SARVER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRADLEY W. WORD AND WIFE, MARIBETH P. WORD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 71 on the Plan of McCrory Trace Estates, as of record in Plat Book 6900, pages 720-723, corrected by Surveyor's Correction in Book 7825, page 429, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas W. Sarver and wife, Christine A. Sarver by deed from Construction Associates, Inc. of record in Book 8308, page 789, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7576, page 846; (3) By-Laws of record in Book 7576, page 831; (4) Dedication of common area of record in Book 7820, page 342, rerecorded in Book 8013, page 698; (5) Charter of record in Book 7576, page 821; and (4) All matters appearing on the Plan of record in Plat Book 6900, pages 720-723, corrected by Surveyor's Correction in Book 7825, page 429,, said Register's Office.

0643 04/06 0101 03CHECK 564.00

94 APR -6 AM 10:33

DAVIDSON COUNTY, TN. REGISTER

35925 IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 412 Hiawatha Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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 set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of March, 1994

Douglas W Sarver by Christ. Sarver Christine A. Sarver

DOUGLAS W. SARVER CHRISTINE A. SARVER

BY: Christine A. Sarver
Attorney-In-Fact by Power of Attorney
recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9303 PAGE 407

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE A. SARVER with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of March, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine A. Sarver, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Douglas W. Sarver, and is authorized by the said Douglas W. Sarver to execute this instrument on his behalf.

Witness my hand, at Office, this 30th day of March, 1994.

Notary Public

My Commission Expires:
11/20/96

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 19 94.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

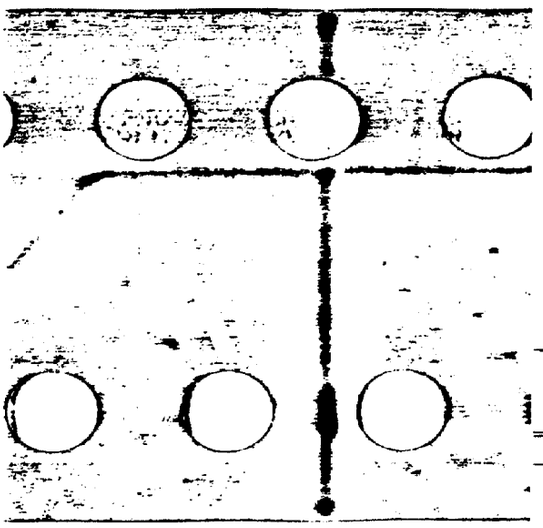
Notary Public

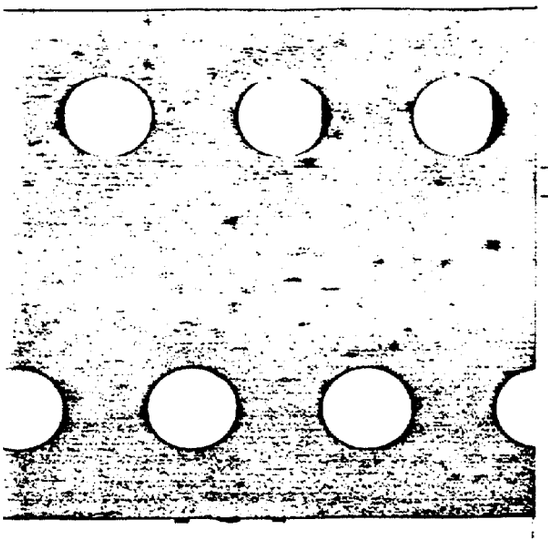
WARRANTY DEED

FROM DOUGLAS W. SARVER AND WIFE, CHRISTINE A. SARVER

TO BRADLEY W. WORD AND WIFE, MARIBETH P. WORD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9303 PAGE 408

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 150000.00	
			CON TX 555.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 564.00	
			CHECK 564.00	
04/06/94	01		10:38 0001 0643	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35925
IDENTIF. ↑ REFERENCE

94 APR -6 AM 10: 33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 775890