THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 83,000.00

David C Rector
Affiant

Subscribed and sworn to before me, this 30th day of March 1994

Mitchell A Watts
Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CATHERINE B. RECTOR 416 N. 17th Street Nashville, Tennessee 37206	MORTGAGE SERVICE AMERICA 1650 Tysons Boulevard McLean, Virginia 22101	MAP 83-10 PARCEL 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THREE THOUSAND AND NO/100---------- ---------- ($ 83,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, ELIZABETH A. DODD, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CATHERINE B. RECTOR AND HUSBAND, DAVID C. RECTOR hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 213 and 214 on the Plan of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Elizabeth A. Dodd, unmarried, by deed from James Michael Lynch and wife, Sandra Dian Lynch, of record in Book 7639, page 152, Register's Office for Davidson County, Tennessee.

MAIL ENV.

94 APR -6 PM 12:55
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 36067

This is improved property known as 416 N. 17th Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McEwen Place of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ herself___, _her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __30th__ day of ____March_____, 19 94 .

ELIZABETH A. DODD

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 ELIZABETH A. DODD, UNMARRIED, 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 this __30th__ day of ____March____ , 19 94 .

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

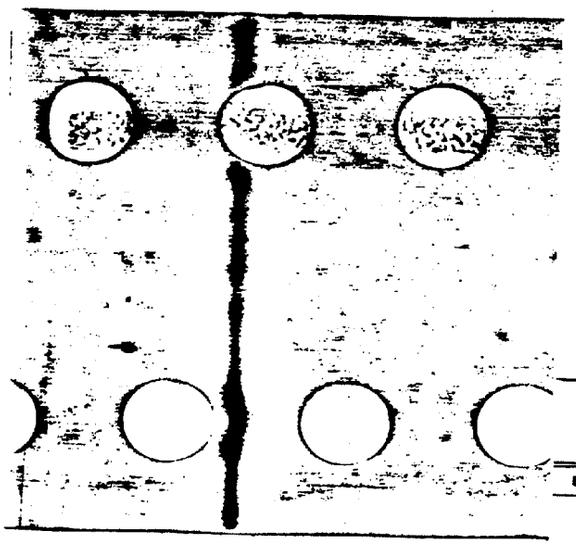
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

3795 04/06 0101 03CHECK 316.10



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

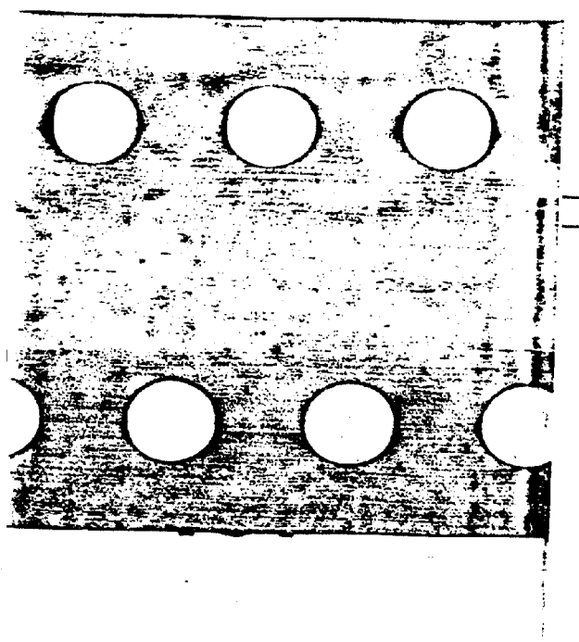
RECEIVED OF _____

FOR _____

BOOK 9303 PAGE 853

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	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	8.00
TOTAL	316.10
CHECK	316.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/06/94 01 13:01 0001 0795

36067
IDENTIF. ↑ REFERENCE

94 APR -6 PM 12:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 776041