STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: 12-15-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 211 Donelson Pike, Suite 2, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ophia L. McCray (NAME)	Mortgage Service America Company (NAME)	MAP 83-13
1015 Shelby Avenue (ADDRESS)	11320 Random Hills Road, Ste.400 (ADDRESS)	PARCEL 77
Nashville, Tn 37206 (CITY) (STATE) (ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	

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, Robert H. Braswell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ophia L. McCray

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 the north part of Lot No. 19 and the north part of the east part of Lot No. 20 on the Map of Hanner's Subdivision of record in Plan Book 2, page 43, Chancery Court, described according to survey by Hal R. Swan, Surveyor, December 22, 1962, as follows:

Beginning at a concrete monument in the north margin of Shelby Avenue near the intersection of South 11th Street; thence with the margin of Shelby Avenue, westerly 18.96 feet to a point; thence northerly 136.5 feet to an iron pin in the south margin of an alley; thence with the margin of said alley, easterly 51.2 feet to an iron pin in the west margin of South 11th Street; thence with the margin of the same, southerly 105.32 feet to a concrete monument at the beginning of a curve; thence around said curve, southwesterly 54.93 feet to the point of beginning.

Being the same property conveyed to Robert H. Braswell by deed from Mary M. Wilkerson a/k/a Mary M. Daniel by and through Shirley A. Stinson, Executrix of record in Book 9186, page 540, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1015 Shelby Avenue, Nashville, Tn 37206
(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 my hand this 4th day of April 19 94

Robert H. Braswell
Robert H. Braswell

BOOK 9311 PAGE 331

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 Robert H. Braswell

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 4th day of April, 19 94

Commission expires 12/3/97

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

3739 04/13 0101 03CHECK 175.50

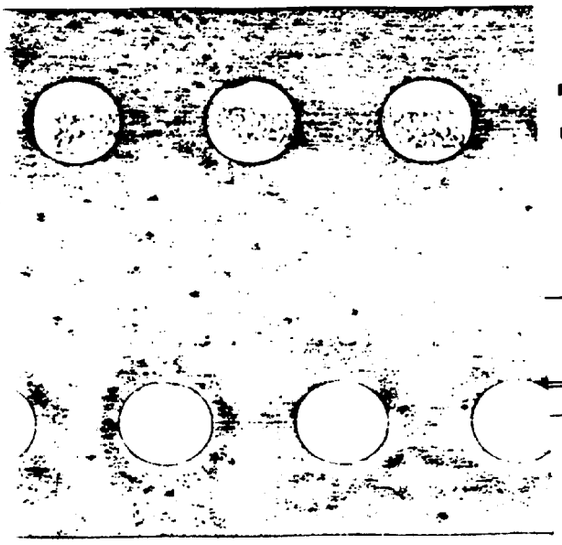
94 APR 13 PM 1:52

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

30773

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



RECEIVED OF _____

FOR _____

BOOK 9311 PAGE 332

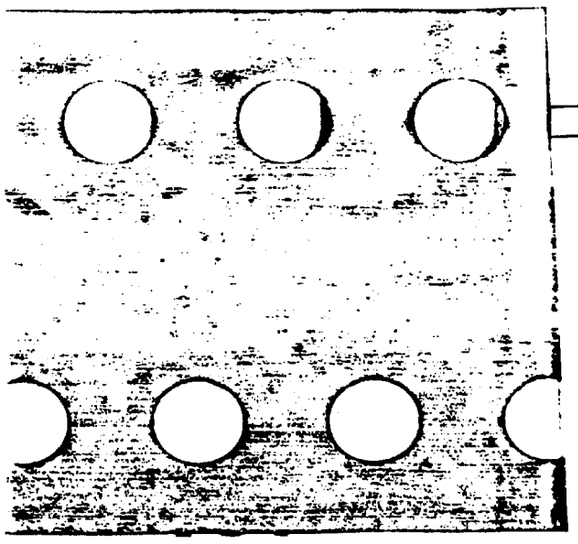
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 8.00
CHECK 175.50 175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/13/94 01 13:53 0001 3739



38773
IDENTIFICATION REFERENCE

94 APR 13 PM 1:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 778943