BOOK 9323 PAGE 427

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35043)
Dav. Co. File: Box 8

PERCY [illegible] JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 125000.00

Affiant

Sworn and subscribed before me this 25th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Anne McRae 3504 Robin Road Nashville, TN 37204	Mortgage Service America Co. 11320 Random Hills Road, Ste. 400 Fairfax, VA 22030	118-14-0 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alan Loyd Starling and spouse, Jill Bohan Starling,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Anne McRae, a single person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

SEQ: 34 18 9201 03:14:14 471.50

LAND in Davidson County, Tennessee, being Lot No. 79 on the Map of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for said County.

SAID Lot No. 79 fronts 75.0 feet on the northeasterly margin of Robin Road, formerly Underwood Avenue, and extends back 175.1 feet on the northerly line and 175.2 feet on the southerly line to a dead line in the rear, measuring 75.0 feet thereon.

BEING the same property conveyed to Alan Loyd Starling and wife, Jill Bohan Starling by deed from Curtis Newman, Jr. and Virginia K. Newman, both unmarried of record in Book 8359, page 960, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

94 APR 26 PM 12:02
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

43045

This is improved property, known as: 3504 Robin Road, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of April, 1994.

Alan Loyd Starling

Jill Bohan Starling

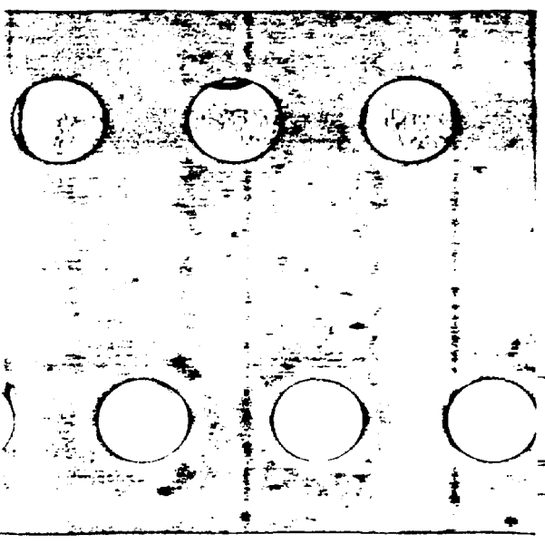
State of Tennessee
County of Davidson

On this 25th day of April, 1994, before me the undersigned authority, personally appeared **Alan Loyd Starling** and **Jill Bohan Starling,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTINE M. WILKINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 9/16/95

My Commission Expires:

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

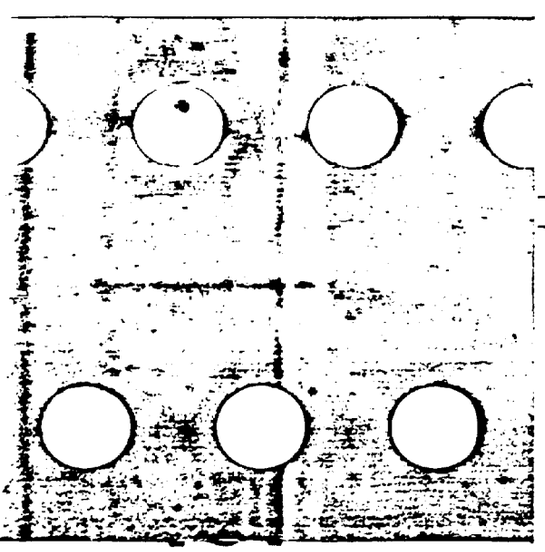
RECEIVED OF _____

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 125000.00
CON TX 462.50
PRFEE 1.00
UFEE 8.00
TOTAL 471.50
CHECK 471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43045
IDENTIF. & REFERENCE

94 APR 26 PM 12:02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

04/26/94 01 12:03 0001 B387

No. 783522