#12446 File Box 38, First Title and Escrow Co., Inc.

WARRANTY DEED

BOOK 9324 PAGE 319

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD T. MOODY (NAME)	GREAT WESTERN MORTGAGE CORP. (NAME)	Map 143-2-B
760 Harpeth Trace Drive, (STREET ADDRESS OR ROUTE NUMBER)	9451 Corbin Avenue (STREET ADDRESS)	Parcel 30
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Northridge, California 91324 (CITY) (STATE) (ZIP)	FB 9DZ73033

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, SANDRA M. BALDWIN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD T. MOODY AND WIFE, MAURA J. MOODY

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. 30 on the Plan of Revised Treetops at Harpeth Trace, as of record in Plat Book 6250, page 455, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra M. Baldwin, unmarried by deed from Lawrence W. Speller, unmarried of record in Book 7009, page 196, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, and Restrictions of record in Book 6287, page 417; (3) Easements of record in Book 5360, page 320, Book 5364, page 882, Book 4889, page 192, and in Book 5142, page 694; (4) By-Laws of record in Book 6287, page 460; (5) Dedication of common area of record in Book 6465, page 410; (6) Charter of record in Book 8085, page 576; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 455, said Register's Office.

IDENTIF. A REFERENCE

94 APR 27 AM 9:57

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 760 Harpeth Trace Drive, 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 21st day of April, 19 94

Sandra M. Baldwin by Velvet Van Hoose

SANDRA M. BALDWIN
BY: VELVET VAN HOOSE, ATTORNEY-IN-FACT
~~BY POWER OF ATTORNEY RECORDED~~
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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 DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VELVET VAN HOOSE, 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 SANDRA M. BALDWIN, and is authorized by the said SANDRA M. BALDWIN to execute this instrument.

Witness my hand, at Office, this 21st day of April, 1994.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 94

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

Notary Public

WARRANTY DEED

FROM

SANDRA M. BALDWIN

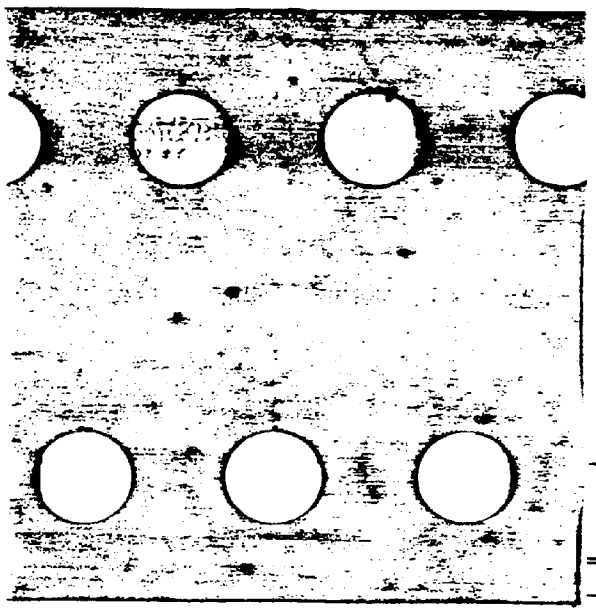
TO

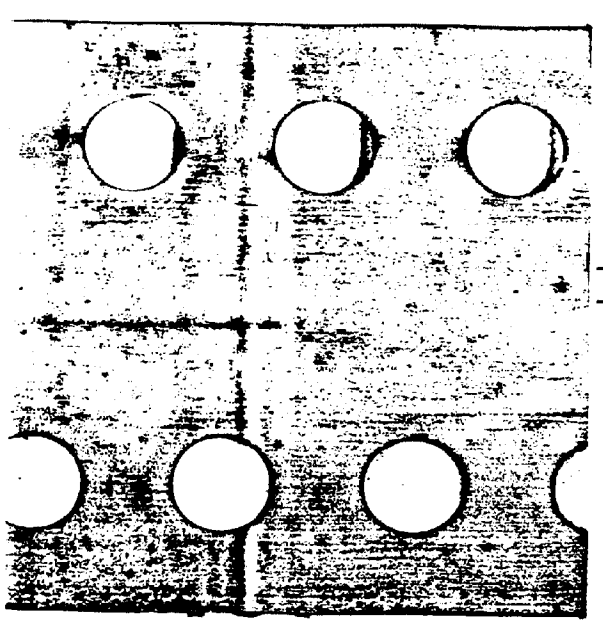
RONALD T. MOODY AND WIFE, MAURA J. MOODY

8640 04/27 0101 03CHECK 414.15

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
239 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 9324 PAGE 321

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
			CHMT	
				109500.00
			CON TX	405.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	414.15
			CHECK	414.15
04/27/94	01		09:58 0001	8640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43281
IDENTIF. # REFERENCE

94 APR 27 AM 9:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 783764