File 12354 ~~File Box 38~~ (First Title & Escrow) Box 1

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9325 PAGE 982

Gerald G. Patterson, Attorney
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JONATHAN DAVID HUNTER (NAME)	MORTGAGE RESOURCES, INC. (NAME)	Map 94-8
1809 Dahlia Drive (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Suite 400 (STREET ADDRESS)	Parcel 26
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	F.B. 3DZ38725

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, PRISCILLA HOPE POWERS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONATHAN DAVID HUNTER AND WIFE, VALERIE PEACE HUNTER

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. 20 on the Plan of Section Two Dahlia Gardens, as of record in Plat Book 2900, page 82, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Maxwell D. Powers and wife, Priscilla Hope Powers by deed from William Alfred Calvin and wife, Jean G. Calvin of record in Book 4238, page 549, said Register's Office. Maxwell D. Powers and wife, Priscilla Hope Powers have since been divorced by final decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 75556, dated 2/25/75, a certified copy of which is of record in Book 4904, page 181, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 6342, page 524; and (3) All matters appearing on the Plan of record in Plat Book 2900, page 82, said Register's Office.

7249 04/28 0101 03CHECK 192.89

43865

IDENTIFICATION REFERENCE

94 APR 23 PM 12:17

REGISTER
DAVIDSON CO., TN.

unimproved ( )
This is improved (XX) property, known as 1809 Dahlia Drive, Nashville, Tennessee 37210

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 26th day of April, 19 94

Priscilla Hope Powers
PRISCILLA HOPE POWERS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRISCILLA HOPE POWERS

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 26th day of April, 19 94.

My commission expires March 25, 1995 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 94

MY COMMISSION EXPIRES: March 25, 1995 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

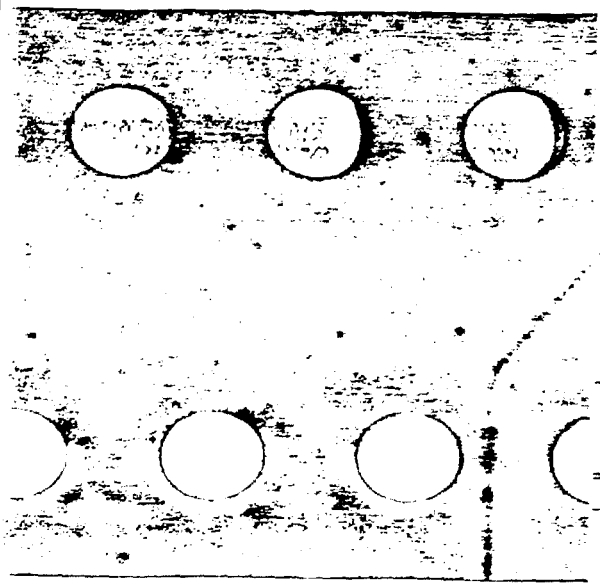
PRISCILLA HOPE POWERS

TO

JONATHAN DAVID HUNTER AND WIFE,
VALERIE PEACE HUNTER

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

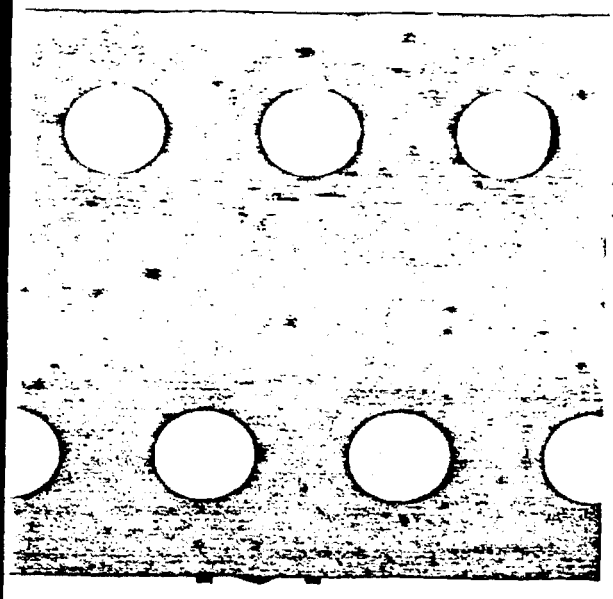
RECEIVED OF _____

FOR _____

BOOK 9325 PAGE 984

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 49750.00
CON TX 183.89
PRFEE 1.00
WDEED 8.00
TOTAL 192.89
CHECK 192.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/94 01 12:19 0001 9248

43865
IDENTIF. & REFERENCE

94 APR 28 PM 12:18

REGISTER
DAVIDSON COUNTY, TN.

No. 784364