FILE NO. 32451
FILE BOX "7"

BOOK 9344 PAGE 886

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,000.00

EVE H-
.00

AFFIANT

SUB 2 THE SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF May 1994.

Deputy Register

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VALERIE VOLKERT (NAME)	S A M E (NAME)	131-6-F-21
16 Thorndale Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7DA 92669
Nashville, TN. 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE I, K. DWIGHT SOUTHWORTH, D/B/A SOUTHWORTH HOMES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VALERIE VOLKERT, a married person,

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: 5941 05/13 0101 03CHECK 1189.30

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Burton Hills Village of Abbeywood, as of record in Plat Book 6900, page 223, amended in Book 7147, page 423, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to K. Dwight Southworth, D/B/A Southworth Homes, by deed from Mertech Realty, L.P., A Tennessee Limited Partnership, of record in Book 9017, page 436, 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) Restrictions of record in Book 6326, page 558; (3) Covenants, Conditions, and Restrictions of record in Book 6517, page 522, amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; Book 7146, page 193; (4) Agreement of record in Book 6470, page 383; Book 6655, page 47; Book 7147, page 411; Book 7147, page 416; (5) Charter of record in Book 6517, page 505, amended in Book 6921, page 217; Book 6517, page 511, amended in Book 6921, page 214; Book 7189, page 72; Book 6665, page 1, amended in Book 6921, page 210; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 223, amended in Book 7147, page 423, said Register's Office.
See Recorded Power of Attorney

This is unimproved ( ) improved (X) property, known as 16 Thorndale Court, Nashville, Tennessee 37215
(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 20th day of April, 19 94

K. DWIGHT SOUTHWORTH, D/B/A SOUTHWORTH HOMES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named K. DWIGHT SOUTHWORTH, D/B/A SOUTHWORTH HOMES

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 20th day of April, 1994.

Notary Public

Commission Expires

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public in and for the State and County aforesaid, personally appeared

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporation, and that he as such , executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Notary Public

Commission Expires

4,9966

WARRANTY DEED

FROM

94 MAY 13 PM 2:30

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

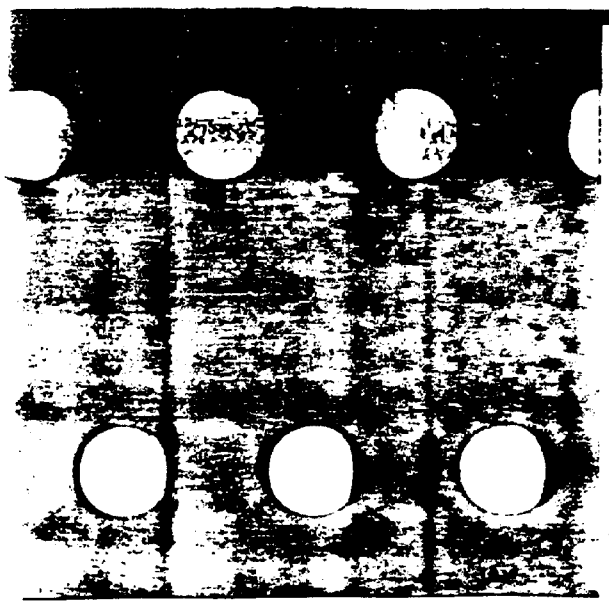
On this the 20th day of April, 1994, before me personally appeared K. DWIGHT SOUTHWORTH, to be known to be the person who executed the foregoing instrument in behalf of E. KAY SOUTHWORTH as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said E. KAY SOUTHWORTH, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of April, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT STATE OF TENNESSEE

My Commission Expires 1/27/95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

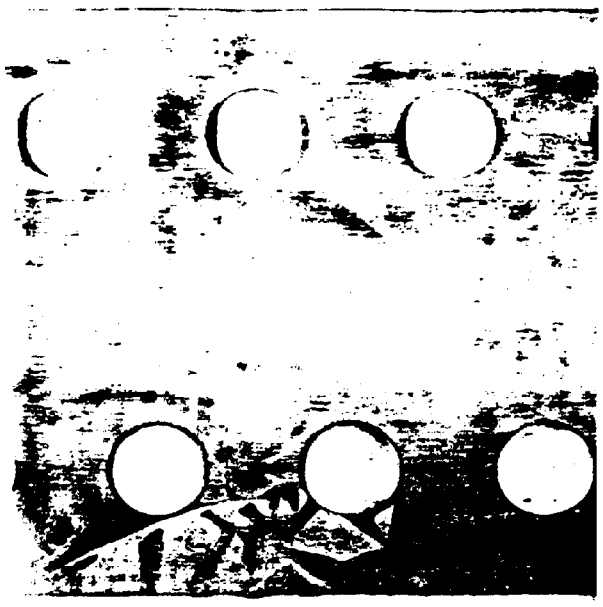
BOOK 9344 PAGE 888

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 319000.00
CON TX 1180.30
PRFEE 1.00
WDEED 8.00
TOTAL 1189.30
CHECK 1189.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/13/94 01 14:29 0001 5941

49966
IDENTIFICATION REFERENCE

94 MAY 13 PM 2:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 790973