WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Tonya M. Hunt
Affiant

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

Notary Public

MY COMMISSION EXPIRES: June 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Trentham, Attys., P.O. Box 1369, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya M. Hunt (NAME)	Mortgage Service America Co. (NAME)	86-07-001
1008 Carriage Way Court (ADDRESS)	1650 Tysons Boulevard (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	McLean, VA 22102 (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, Elizabeth Marie Ryan, now Pipkin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya M. Hunt

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, TN, being Lot No. 3 on the Plan of Jackson's Retreat, Phase I, Section II, of record in Plat Book 5200, Page 334 and amended in Book 5972, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Lee Ryan and wife, Elizabeth Marie Ryan by deed from Randall Phillips Builders, Inc. of record in Book 5865, Page 722, Register's Office for Davidson County, TN. Robert Lee Ryan and Elizabeth Marie Ryan have since been divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 86D-2641, and recorded in Book 7778, page 922, Register's Office for Davidson County, TN. Said Final Decree divests subject property out of Robert Lee Ryan and vests subject property in Elizabeth Marie Ryan.*

Subject to restrictions of record in Book 5741, Page 369 and By-Laws of record in Book 5745, page 294, and all matters shown on the Plan of Record.

*The said Elizabeth Marie Ryan having since married is now known as Elizabeth Marie Ryan Pipkin and furthermore, her spouse, John R. Pipkin has conveyed his marital interests in said property by instrument being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1008 Carriage Way Court, Hermitage, TN 37076
(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 19th day of May 19 94

Elizabeth Marie Ryan Pipkin
Elizabeth Marie Ryan Pipkin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Marie Ryan Pipkin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, _____, Tennessee, this 19th day of May 19 94

Commission expires June 28, 1995

_____
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

IDENTIF. A REFERENCE

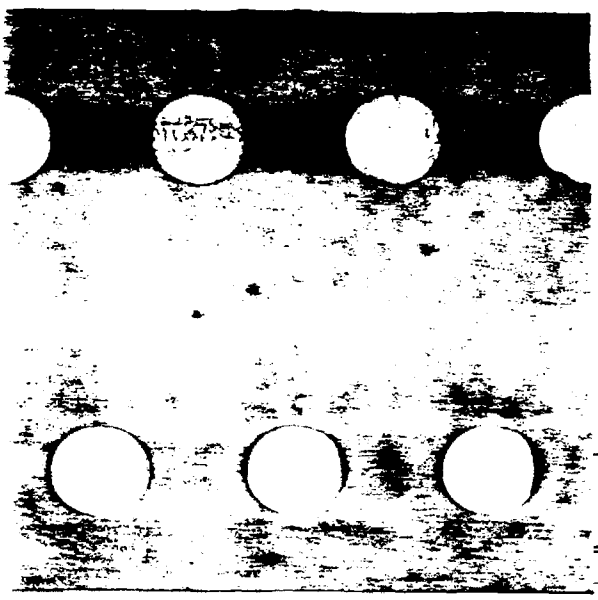
52708

94 MAY 23 AM 9:50

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 33CHECK

232.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9352 PAGE 903

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



DCN TX	273.30
PRFEE	1.00
MTGFEE	8.00
TOTAL	282.80
CHECK	282.80

05/23/94 01 09:50 0001 8956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52708
IDENTIF. & REFERENCE

94 MAY 23 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 793954