BOOK 9357 PAGE 169

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,000.00
Edward W. Diehl
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF May 19 94
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
Linda S. Harris
Notary Public
MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward W. Diehl (NAME)	Mortgage Service of America Co. (NAME)	148-2
3409 Luna Court (ADDRESS)	545 Marriott Drive #140 (ADDRESS)	41
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	5DU16106

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, Benjamin L. Crowder and wife, Fannie J. Crowder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward W. Diehl

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, Tennessee, being Lot No. 81 on the Plan of Luna Heights, Section 3, as of record in Book 2900, page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin L. Crowder and wife, Fannie J. Crowder by deed from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C. of record in Book 7412, page 91, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 3182, page 244, said Register's Office.

This conveyance is subject to any and all existing easements of record.

54200
IDENTIFICATION REFERENCE
94 MAY 26 AM 8:17
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0534 05/26 0101 03CHECK 223.90

unimproved ( )
This is improved (X) property, known as 3409 Luna Court, Antioch, TN 37013
(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 our hand this 20th day of May 19 94

Benjamin L. Crowder

Benjamin L. Crowder

Fannie J. Crowder

Fannie J. Crowder

BOOK 9357 PAGE 170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin L. Crowder and wife, Fannie J. Crowder

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of May, 1994.

Commission expires July 27, 1996

LINDA D. HAYS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

My commission expires _____

Notary Public

BOOK 9357 PAGE 171

WARRANTY DEED

FROM

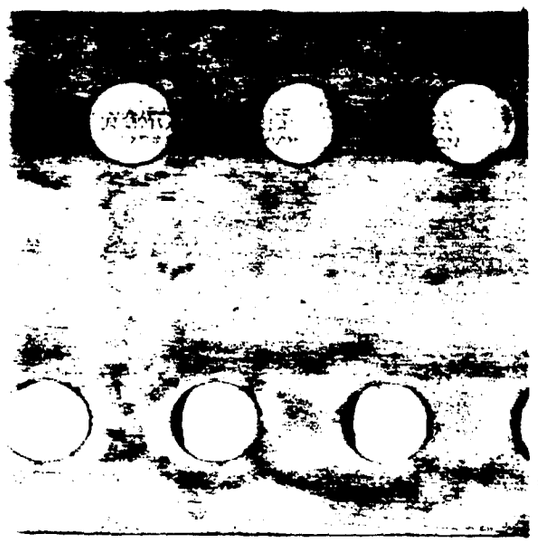
Benjamin L. Crowder and wife, Fannie J. Crowder

TO

Edward W. Diehl

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

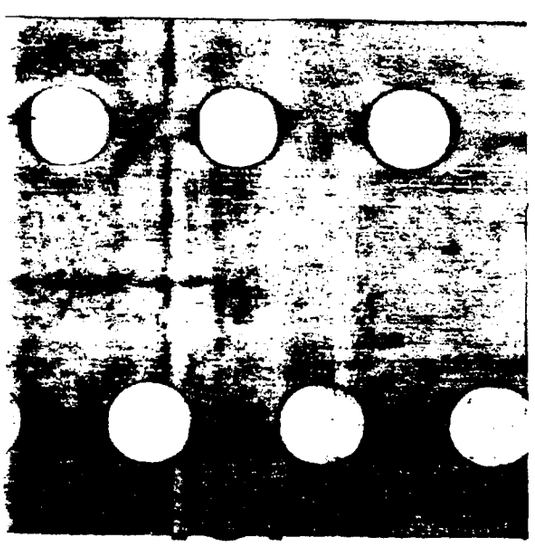
RECEIVED OF _____

FOR _____

BOOK 9357 PAGE 172

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 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 12.00
TOTAL 223.90
CHECK 223.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/94 01 08:17 0001 0534

54200
IDENTIF. ↑ REFERENCE

94 MAY 26 AM 8:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 795518