PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 35188)
Dav. Co. File: Box 8

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 87650.00

Affiant

Sworn and subscribed before me this 25th day of May, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	**RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NUMBERS**
Markus A. Hall 960 Beech Bend Drive Nashville, TN 37221	Maryland National Mortgage Corp. P.O. Box 17131 Baltimore, Marylnd 21203	156-02-0 215.00 09D 61723

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter K. Pritchett and spouse, Shannon Y. Pritchett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Markus A. Hall, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 824 on the plan of Section Four, Harpeth Woods, of record in Book 5200, page 560, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Walter K. Pritchett and wife, Shannon Y. Pritchett, by deed from John H. Arnold and wife, Teresa M. Arnold, of record in Book 8684, page 119, said Register's Office.

SUBJECT to restrictive covenants contained in instrument of record in Book 6097, page 560, said Register's Office; and to all matters as shown on the herein referenced Plan of record in said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company, of record in Book 8684, page 122, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This instrument is executed on behalf of Walter K. Pritchett by Shannon Y. Pritchett as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 960 Beech Bend Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 1994.

Walter K. Pritchett

Walter K. Pritchett, By: Shannon Y. Pritchett, Atty-In-Fact

Shannon Y. Pritchett

Shannon Y. Pritchett

State of Tennessee
County of Davidson

On this 25th day of May, 1994, before me the undersigned authority, personally appeared **Shannon Y. Pritchett**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

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, the within named **Shannon Y. Pritchett**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Walter K. Pritchett**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 1994.

CHRISTY WILKINSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: EXP. 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: Walter K. Pritchett and Shannon Y. Pritchett

TO: Markus A. Hall

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Shannon Y. Pritchett

Shannon Y. Pritchett, Affiant

Sworn to and subscribed before me this

25th day of May, 1994.

CHRISTY WILKINSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 9/16/95

Notary Public

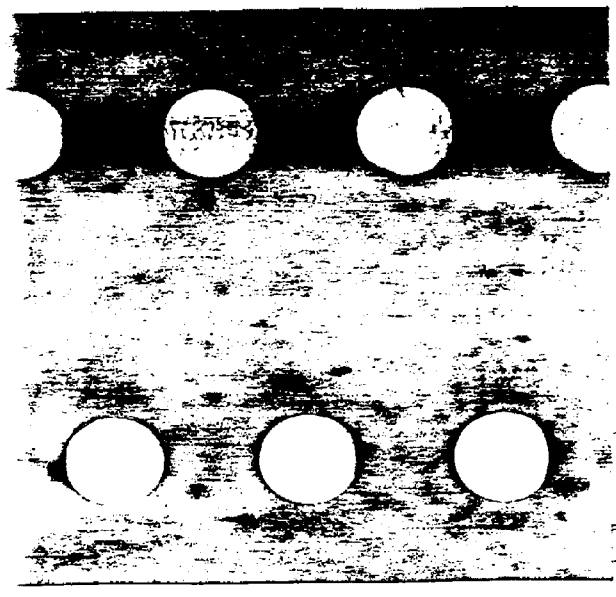
My Commission Expires:_____

54804
IDENTIF. & REFERENCE

94 MAY 27 AM 10:39

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1229 05/27 01:01 03CHECK 333.12



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

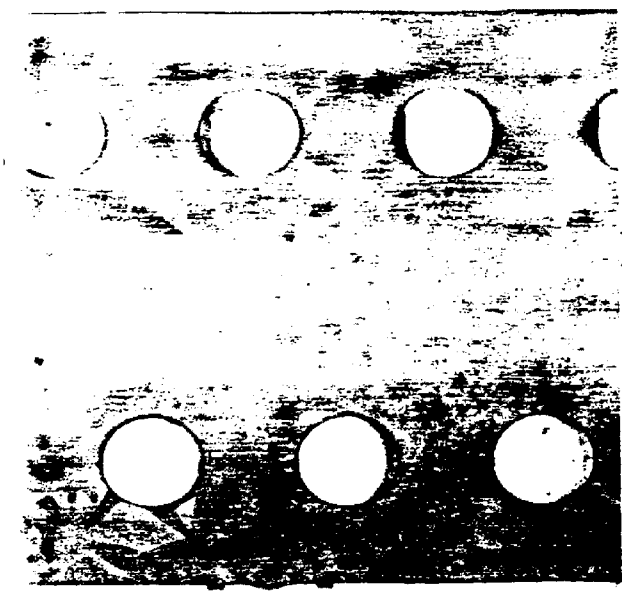
RECEIVED OF _____

FOR _____

BOOK 9358 PAGE 934

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	87650.00
			CON TX	324.12
			PRFEE	1.00
			WDEED	8.00
			TOTAL	333.12
			CHECK	333.12
05/27/94	01	10:39	0001	1229



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54804
IDENTIF. ← REFERENCE

94 MAY 27 AM 10:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 796198