BOOK 9365 PAGE 973

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May 19 94

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Trentham, Attorneys, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew T. Shorter (NAME)	Mortgage Service America Co. (NAME)	172-08-0-A
305 Paulson Place (ADDRESS)	1650 Tysons Boulevard (ADDRESS)	025.00CO
Nashville, TN 37211 (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, Leon Jefferson Graham and wife, Sheila Williams Graham and Robert M. Graham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew T. Shorter and wife, Jennifer D. Shorter

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. 25 on the plan of Section Two-B, Hunters Branch of record in Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leon Jefferson Graham and wife, Sheila Williams Graham and Robert M. Graham by deed from Paul C. Susalla of record in Book 8344, page 772, said Register's Office.

Subject to any and all restrictions, easements, by-laws, homeowners association and all matters as shown on the plan of record.

The said Robert M. Graham and Robert Graham being one and the same.

56803
IDENTIF. & REFERENCE

94 JUN -2 PM 1:58
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 305 Paulson Place, Nashville, TN 37211
(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 s this 31st day of May 19 94

Leon Jefferson Graham

Robert M. Graham by Leon Graham Atty in Fact

Sheila Williams Graham

Sheila Williams Graham

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 Leon Jefferson Graham and wife, Sheila Williams Graham and Robert M. Graham

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 31st day of May, 19 94

Commission expires June 28, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Leon Graham and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the attorney in fact for Robert M. Graham ~~and~~ _____ ~~respectively of the~~ _____ the within named bargainor, ~~and that~~, and that he as such attorney in fact ~~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~~ of Robert M. Graham as such attorney in fact ~~and caused the same to be signed by the said~~ _____ ~~as such~~ _____.

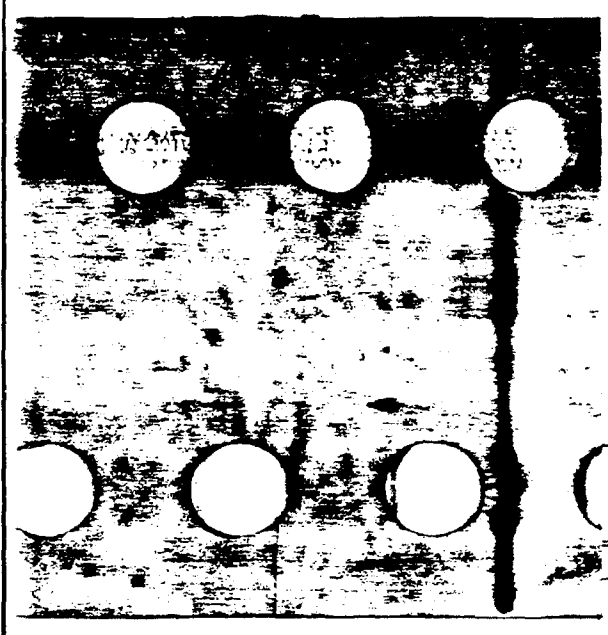
Witness my hand and official seal at office at Brentwood on this the 31st day of May, 19 94.

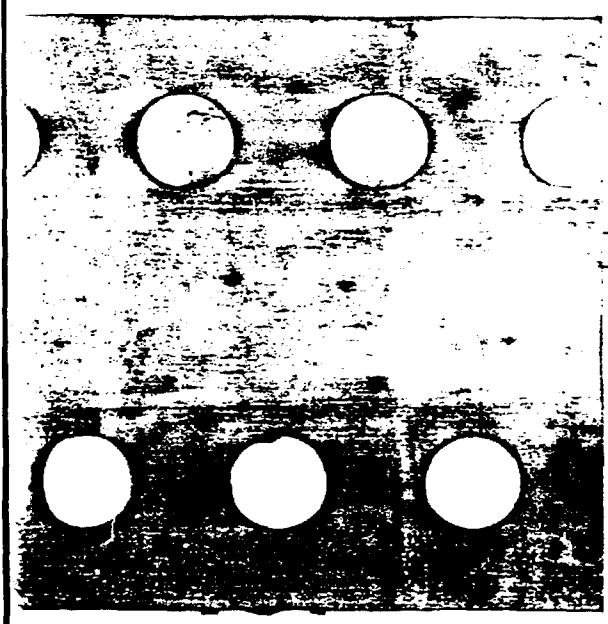
My commission expires 6-28-95

Notary Public

12B1 06/02 0101 03CHECK

374.93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9365 PAGE 975

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	98900.00
			CON TX	365.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	374.93
			CHECK	374.93
06/02/94	01	13:59	0001	1281

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56803
IDENTIF. ↑ REFERENCE

94 JUN -2 PM 1:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798258