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Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Curtis W. Vaden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 94

Notary Public

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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
Curtis W. Vaden (NAME)	Mortgage Service America Co. (NAME)	128-10-0 128.00
644 Hicks Road (ADDRESS)	1650 Tysons Boulevard (ADDRESS)	
Nashville, TN 37221 (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, Charles S. Herrell and wife, Victoria B. Herrell

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

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. 217 on the Plan of Stacy Square, Section 4, of record in Plat Book 4460, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles S. Herrell and wife, Victoria B. Herrell by deed from Janice D. Moore, of record in Book 7601, Page 931, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4504, Page 406, and all matters shown on the Plan of Record.

94 JUN 28 PM 4:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTITY PREFERENCE

unimproved ( )
is is improved (X) property, known as 644 Hicks Road, Nashville, TN 37221
(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 27th day of June 19 94

Charles S. Herrell

Victoria B. Herrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Herrell and wife, Victoria B. Herrell

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 27th day of June, 19 95

Commission expires June 28, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

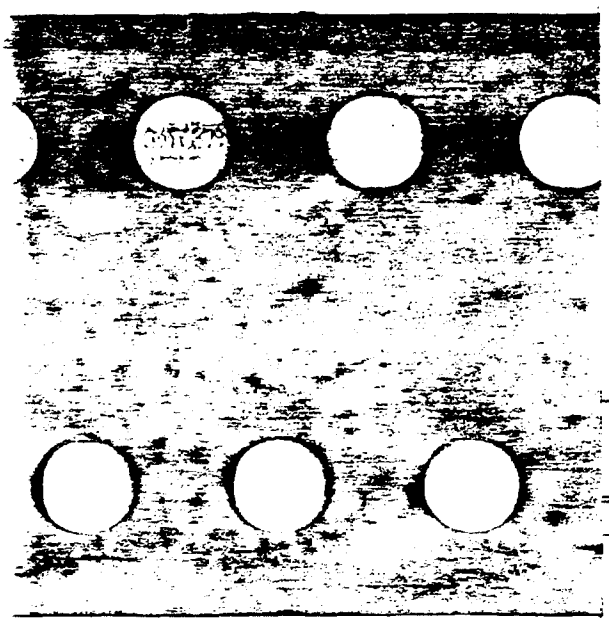
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

1199 06/28 0101 03CHECK 312.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

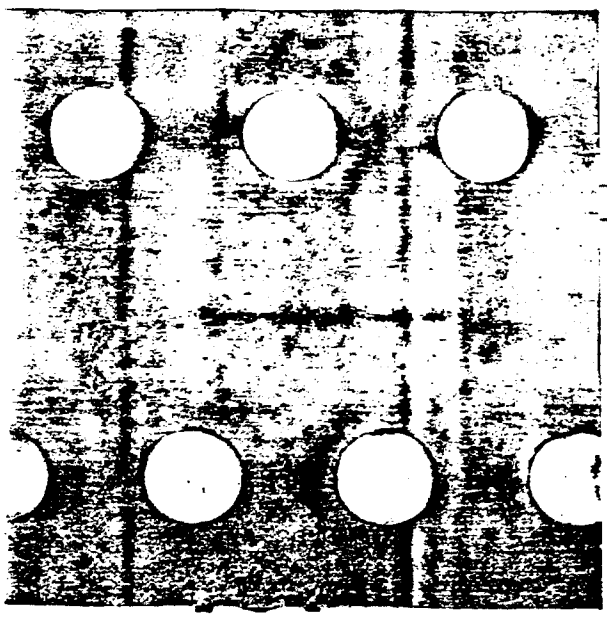
FOR _____

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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 82000.00
				CON TX 303.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 312.40
				CHECK 312.40

06/28/94 01 16:06 0001 1199



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65727
IDENTIF. # REFERENCE

94 JUN 28 PM 4:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 807874