WARRANTY DEED

BOOK 9427 PAGE 82

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: 10-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven C. Wyer (NAME)	Mortgage Service America (NAME)	MAP 160-8A
112 Maxwell Crossing (ADDRESS)	1650 Tysons Blvd. (ADDRESS)	PARCEL 7
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	McLean, VA 22102 (CITY) (STATE) (ZIP)	6DU81566

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, Randolph H. Robertson and wife, Arlene C. Robertson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven C. Wyer and wife, Barbara L. Wyer

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 7 on the plan of Maxwell Crossing of record in Book 6250, page 390, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accruate description.

Being the same property conveyed to Randolph H. Robertson and wife, Arlene C. Robertson by deed from Maxwell Crossing Partnership of record in Book 7643, page 504, Register's Office for Davidson County, TN.

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

Subject to Declaration of Protective Covenants, Conditions and Restrictions for Maxwell Crossing of record in Book 6522, page 153, said Register's Office.

Subject to Open Space and Drainage Area Easements, Roadway Maintenance and Water Service Line Agreement and Declaration of Restrictive Covenants of record in Book 6867, page 597, said Register's Office.

Taxes for the year 1994 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 112 Maxwell Crossing, Brentwood, TN 37027
(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 1st day of August 19 94

Randolph H. Robertson

Arlene C. Robertson

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randolph H. Robertson and wife, Arlene C. Robertson

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 Nashville, Tennessee, this 1st day of August, 19 94. AT

Commission expires 11-10-97

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

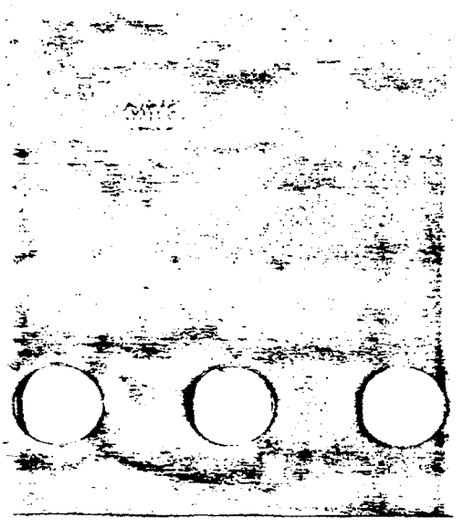
IDENTIF. & REFERENCE

77767

94 AUG -3 AM 10:58

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

4126 08/03 0101 03CHECK 1052.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

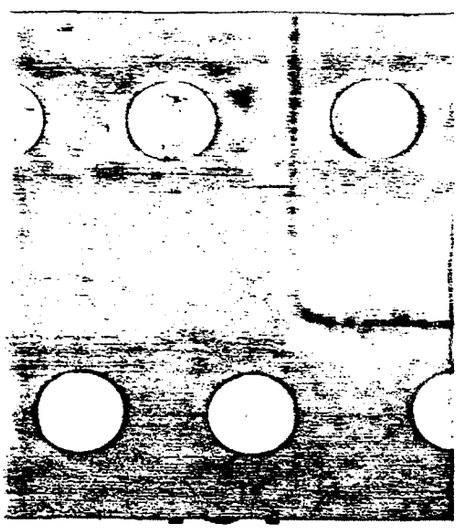
RECEIVED OF _____

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 282000.00
CON TX 1043.40
~~PRFEE 1.00~~
~~MTGFEE 0.00~~
TOTAL 1052.40
CHECK 1052.40
08/03/94 01 10:58 0001 4126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77767
IDENTIF. & REFERENCE

94 AUG -3 AM 10:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 820645