THIS DOCUMENT PREPARED BY:
JOSEPH D. PITT, JR., ATTY.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238
00274346 BOX 35

WARRANTY DEED

BOOK 9427 PAGE 98

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcos A. Fernandez (NAME)	Mortgage Service America (NAME)	MAP 82-09
602 Monroe Street (STREET ADDRESS OR ROUTE NUMBER)	1650 Tysons Boulevard (STREET ADDRESS)	Parcel 38
Nashville, TN 37208 (CITY) (STATE) (ZIP)	McLean, Virginia 22102 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ---------- $10.00 ---------- Dollars.

Cash in hand paid by Marcos A. Fernandez, unmarried, and Stanley R. Schklar, unmarried, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

NNR, a general partnership,

have this day bargained and sold, and do hereby transfer and convey unto the said Marcos A. Fernandez, unmarried, and Stanley R. Schklar, unmarried,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 17 and the westerly part of Lot No. 18 in the North Nashville Real Estate Company's Plan, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Monroe Street 35 feet, westerly from the westerly margin of 6th Avenue North, formerly High Street, being Herman Brackman's S.W. corner; thence with his westerly line northerly 160 feet to the southerly margin of an alley; thence with said alley westerly 35 feet 10 inches to Mary L. Geiger's N.E. corner; thence with her easterly line southerly 160 feet to the northerly margin of Monroe Street; thence with the northerly margin of said street easterly 33 feet 4 inches to the beginning.

Being a portion of the same property conveyed to NNR, a limited partnership, by deed from Metropolitan Development and Housing Agency, of record in Book 6772, page 164, Register's Office for Davidson County, Tennessee. NNR is a general partnership and was erroneously referred to as a limited partnership in the vesting deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 86,000.00

Subscribed and sworn to before me this the 29th day of July 19 94

Affiant

My commission expires: 11/22/97 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

This is unimproved ( ) improved ( ) property, known as 602 Monroe Street, Nashville, TN 37208 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 29th day of July 19 94, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NNR, a general partnership
BY: _____ Partner

NNR, a general partnership
BY: _____ Partner

(2)

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas

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Personally appeared before me Dina J. Tehan, *a Notary Public in and for said County and State* NNB, a general partnership (Joe B. Neuhoff and Brian J. Neuhoff, partners) *the within named 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 Dallas Texas ~~Tennessee~~,
this 28th *day of* July, *19*94.

Dina J. Tehan *Notary Public*

Commission expires 04/25/98

DINA J. TEHAN
Notary Public, State of Texas
My Commission Expires 4-25-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

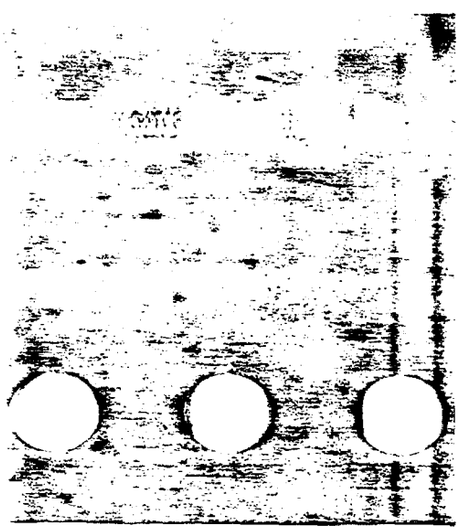
94 AUG -3 AM 11:00
DAVIDSON COUNTY, TN.

77771
IDENTIFICATION REFERENCE

WARRANTY DEED
FROM
TO

4130 08/03 0101 03CHECK 327.20

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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	86000.00
CON TX	318.20
PRFEE	1.00
WDEED	8.00
TOTAL	327.20
CHECK	327.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/94 01 11:00 0001 4130

77771
IDENTIF. & REFERENCE

94 AUG -3 AM 11:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 820649