THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TN 37201

BOOK 9452 PAGE 865

BOX 35 FILE NO: 00274459

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER |
|---|---|---|
| Jerry Neal Charles, Jr. (NAME) | Mortgage Service America (NAME) | Map 115-08 |
| 720 Brownlee Drive (STREET ADDRESS OR ROUTE NUMBER) | 1650 Tysons Blvd (STREET ADDRESS) | Parcel 42 |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | McLean, VA 22102 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------(10.00)---------- Dollars,

Cash in hand paid by Jerry Neal Charles, Jr. and wife, Leanne S. Charles and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Edgar H. Cantrell and wife, Elizabeth Cantrell

have this day bargained and sold, and do hereby transfer and convey unto the said Jerry Neal Charles, Jr. and wife, Leanne S. Charles

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

Land in Davidson County, Tennessee, being Lot No. 382 on the Plan of West Meade Farms, Inc., Section "K" of record in Book 2133, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 382 fronts 130 feet on the easterly side of Brownlee Drive and runs back 331.3 feet on the northerly line and 329.8 feet on the southerly line to a dead line measuring 130 feet thereon.

Being the same property conveyed to Edgar H. Cantrell and wife, Elizabeth Cantrell, by deed from J. E. Woodside and E. L. Woodside, of record in Book 2299, page 239, Register's Office for Davidson County, Tennessee.

94 SEP -1 AM 10:43
PAM ... REGISTER
DAVIDSON COUNTY, TN.

86935

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 119,900.00

Affiant

Subscribed and sworn to before me this the 31st day of August 19 94

My commission expires: 11-10-97 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 720 Brownlee Drive Nashville, TN 37205
(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 31st day of August, 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.

09/01/94 10:01 03CHECK 453.63

Edgar H. Cantrell
by Joyce C. Rybolt, attorney in fact
by power of attorney recorded in Book 8128, page 121 Registers Office for Davidson County.

Elizabeth Cantrell
by Joyce C. Rybolt, attorney in fact
by power of attorney recorded in Book 8128, page 123 Registers Office for Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me* _____, *a Notary Public in and for said County and State* _____

_____

_____

*the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained*

*Witness my hand and official seal at* _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

*Commission expires* _____

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* _____

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joyce C. Rybolt, Attorney in fact, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executes the foregoing instrument in behalf of Edgar H. Cantrell and wife, Elizabeth Cantrell and acknowledged that she executed the same as the free act and deed of said Edgar H. Cantrell and wife, Elizbeth Cantrell.

Witness my hand, at Nashville, Tennessee this 31st day of August, 19 94.

Notary Public

My Commission Expires: 11-10-97

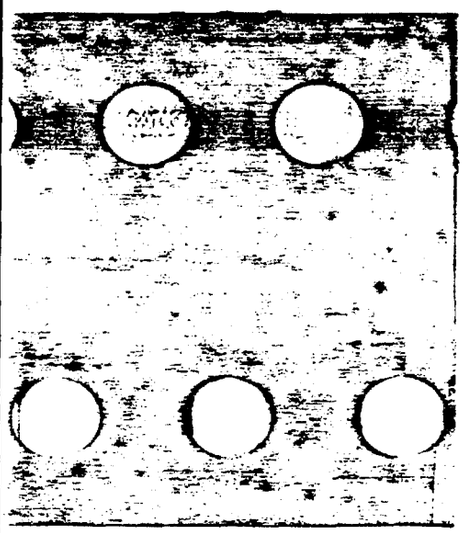
LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

WARRANTY DEED

FROM

TO

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**

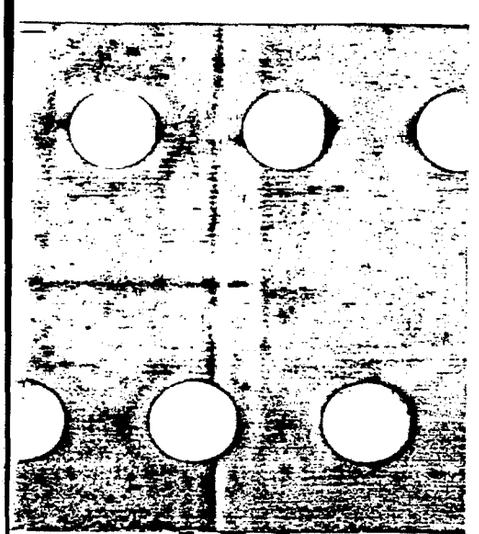
RECEIVED OF _____

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 119900.00
CON TX 443.63
PRFEE 1.00
WDEED 8.00
~~TOTAL 452.63~~
~~CHECK 452.63~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/94 01 10:41 0001 4155

86935
IDENTIF. # REFERENCE

94 SEP -1 AM 10:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 830534