This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9484 PG 547

ADDRESS NEW OWNER:
Blanche Tracy
3514 Sanford Avenue
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chase Manhattan Mortgage Corporation
P.O. Box 4025
Monroe, LA 71211-4025

MAP AND PARCEL:
MAP 133 Grp.6
PARCEL 82.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Tracie E. Moss and husband Thomas J. Moss III, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Blanche Tracy , 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. 28 on the Map of D.M. Mincy's Addition to Flatrock of record in Book 547, Page 24, Register's Office for said County.
>
> SAID Lot No. 28, fronts 50 feet on the easterly side of Sanford Avenue and extends back between lines, 178.0 feet on the northerly side line and 177.75 feet on the southerly side line of to a dead line on the rear measuring 50 feet thereon.
>
> Being the same property conveyed to Tracie Reynolds , by deed from Vernon E. Salisbury and wife, Kathryn A. Salisbury of record in Deed Book 7200, Page 374, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

The within named Tracie Reynolds having since been married, Tracie Reynolds, and Tracie E. Moss are one and the same person.

Thomas J. Moss, III, herein joins in this conveyance to convey any marital interest he may have if any.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Troy & Nichols, Inc. of record in Book 6889, Page 647, in the principal amount of $42,869.00, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance is subject to any and all matters regarding restrictions of record in Book 547, Page 24, said Register's Office.

This is improved property known as 3514 Sanford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Blanche Tracy, their heirs and assigns, forever; and we, Tracie E. Moss and husband, Thomas J. Moss, III, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9484 PG 548

Witness our hands this the 30th day of September, 1994.

Tracie L. Reynolds Moss
Tracie E. Moss

T.M

Thomas J. Moss, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tracie E. Moss and husband Thomas J. Moss, III the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of September, 1994.

Louise N. Tynes
NOTARY PUBLIC

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/25/98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 52,431.47.

Blanche Tracy
AFFIANT

Subscribed and sworn to before me this 30th day of September, 1994.

Louise N. Tynes
NOTARY PUBLIC
My Commission Expires: 4/25/98

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

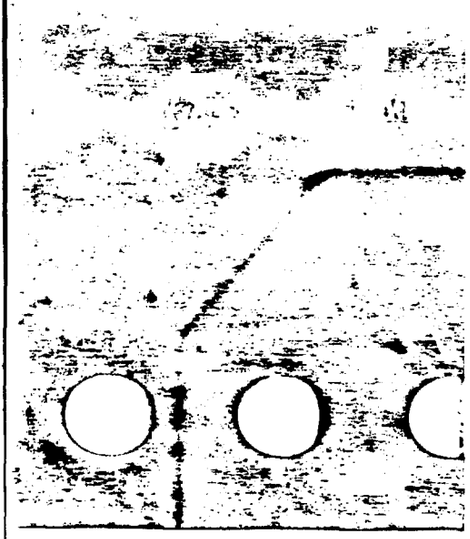
96980

IDENTIF. & REFERENCE

94 OCT -5 AM 8:46

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4980 10/05 0101 03CHECK 203.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9484 PG 549

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 52431.47
CON TX 194.00
PRFEE 1.00
WDEED 8.00
TOTAL 203.00
CHECK 203.00

10/05/94 01 08:45 0001 4980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96980
IDENTIF. ↑ REFERENCE

94 OCT -5 AM 8:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 841218