FILE BOX 45

BOOK 9489 PG 593

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl W. Hodge	Mortgage Service America Co.	MAP 119-14
(NAME)	(NAME)	
251 Tanksley Avenue	11320 Random Hills Rd., Ste. 400	PARCEL 48
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Fairfax, VA 22030	
(CITY) (STATE) (ZIP)	(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, Sandy L. Watts and wife, Deitra M. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daryl W. Hodge and wife, Crissy L. Hodge

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:

BEING Lot No. 23 of Block "D" of Woodbine Court Subdivision, Part 2, not of record described as follows:

Said Lot No. 23 begins at a point in the southerly margin of Tanksley Avenue, at the corner of Lots Nos. 23 and 24 thence with the line between said lots, southerly 156.5 feet; thence easterly 75 feet to the corner of Lots 22 and 23; thence with the line between said lots, northelry 156.5 feet to the southerly margin of Tanksley Avenue; thence with the margin of said Avenue, westerly 75 feet to the point of beginning.

BEING the same property conveyed to Santy L. Watts and wie, Deitra M. Watts by deed from Hugh F. Coleman and wife, Phyllis K. Coleman, of record in Book 7691, Page 696, Register's Office for said County.

98695

IDENTIF. & REFERENCE

94 OCT 11 AM 8:53

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5847 10/11 0101 03CHECK 209.91

This is ( ) unimproved (X) improved property, known as 251 Tanksley Avenue, Nashville, TN 37211
(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 30th day of September 19 94

Sandy L. Watts

Sandy L. Watts

Deitra M. Watts

Deitra M. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9489 PG 594

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandy L. Watts and wife, Deitra M. Watts

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 30th day of September, 1994.

Commission expires March 25, 1995

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

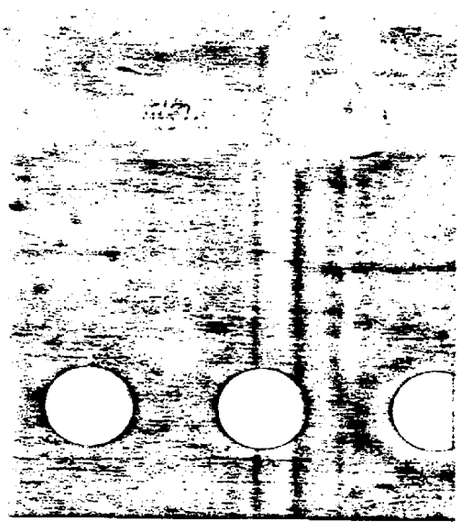
STATE OF TENNESSEE
COUNTY OF

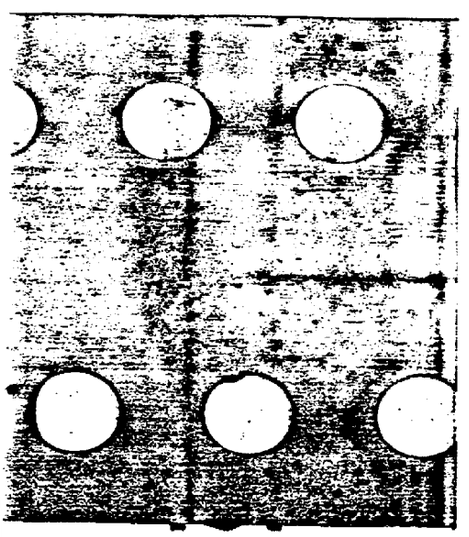
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9489 PG 595

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	54300.00
CON TX	200.91
PRFEE	1.00
WDEED	8.00
BANK	209.91
CHECK	209.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/11/94 01 08:53 0001 6847

98695
IDENTIF. & REFERENCE

94 OCT 11 AM 8:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 843061