

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: ~~May 7, 1997~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin E. Mann, Jr. (NAME)	Mortgage Service America (NAME)	142-9B
802 General George Patton Dr. (ADDRESS)	P.O. Box 10170 (ADDRESS)	PARCEL 802
Nashville, Tn 37221 (CITY) (STATE) (ZIP)	Reno, NV 89510-0170 (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, Robert Steven Larkins, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvin E. Mann, Jr. and wife, Laura E. Mann

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 condominium apartment in Davidson County, Tennessee, being Unit No. 802 together with the carport designated 802-C, on the plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, of record in Book 5200, pages 145 and 146, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert Steven Larkins by deed from Arlin Ray Hardwick and wife Betty Jo Hardwick of record in Book 8715, page 69, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5410, page 248 and Book 5410, page 260, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

And I, Janice E. Larkins, wife of the within named Robert Steven Larkins, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

9535 10/19 0101 03CHECK 336.45

unimproved ( )
This is improved (X) property, known as 802 General George Patton Dr., Nashville, Tn 37221
(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 my hand this 18th day of October, 19 94

Robert Steven Larkins

Janice E. Larkins by Robert Steven Larkins attorney in fact

BOOK 9496 PG 816

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Steven Larkins

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of October, 1994.

Commission expires May 7, 1997

Notary Public

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of October, 1994, before me personally appeared Robert Steveen Larkins, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Janice E. Larkins, and acknowledged that he executed the same as the free act and deed of the said Janice E. Larkins.

My Commission Expires: May 7, 1997

Larry N. Westbrook
NOTARY PUBLIC

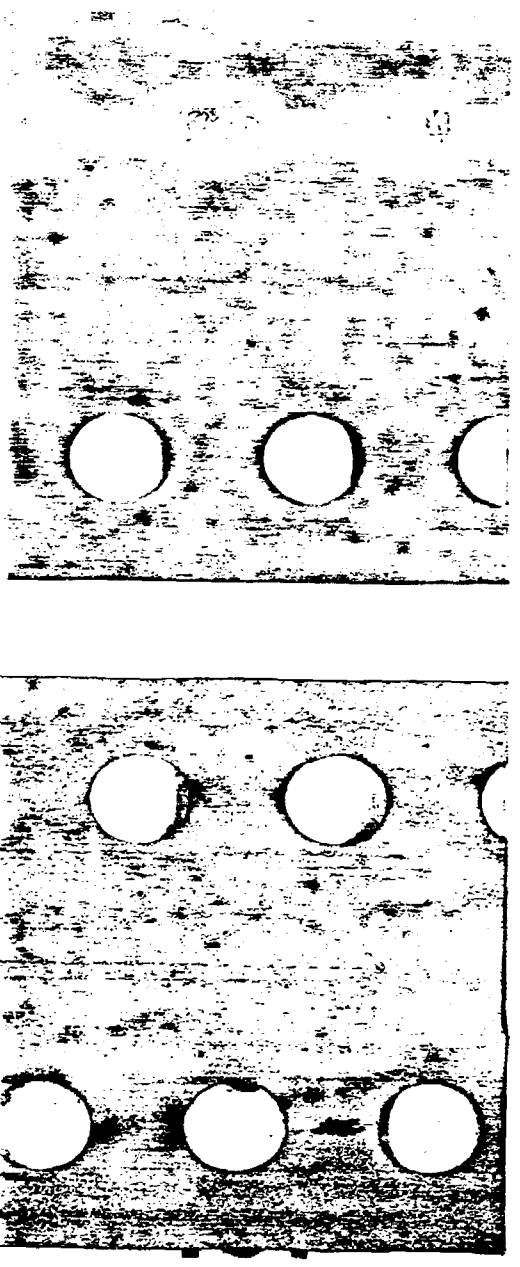
LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Warranty Deed from Robert Steven Larkins, to Marvin E. Mann, Jr. and wife, Laura E. Mann.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

01154
IDENTIF. & REFERENCE

94 OCT 19 AM 10:46
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9496 PG 817

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	88500.00
CON TX	327.45
PRFEE	1.00
WDEED	8.00
TOTAL	336.45
CHECK	336.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/19/94 01 10:45 0001 9535

01154
IDENTIF. ↑ REFERENCE

94 OCT 19 AM 10:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 845714