60

This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9513PG465

ADDRESS NEW OWNER:
Ricky E. Moreland and Carolyn R. Moreland
1227 Stratford Ave.
Nashville, Tennessee 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Republic Bancorp Mortgage, Inc.
31155 Northwestern Hwy.
Farmington Hills, MI 48334

MAP AND PARCEL:
MAP 61-15
GROUP
PARCEL 385

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, I, Frances Taylor Smith hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ricky E. Moreland and wife, Carolyn R. Moreland, 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 the east 51' 11" of Lot No. 267 and the east 51' 11" of the south 85' of Lot No. 266 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office, Davidson County, Tennessee. Said parts of said lots front 51' 11" on the north side of Stratford Avenue, and runs back between parallel lines along the west margin of Oxford Street 200' to a dead line.

Being the same property conveyed to Frances Taylor Smith by Quitclaim Deed from Nellie M. Johnson, of record in Book 6021, page 816, Register's Office for Davidson County, Tennessee.

This is improved property known as 1227 Stratford Ave., Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for ~~1994~~ 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ricky E. Moreland and wife, Carolyn R. Moreland, their heirs and assigns, forever; and I, Frances Taylor Smith 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.

Witness our hands this the 21st day of October, 1994.

Winston Smith joins in this conveyance to transfer any marital right, title or interest he may have in subject property.

Frances Taylor Smith

Winston Smith

94 NOV -7 AM 9:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

06588
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frances Taylor Smith the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. *and husband Winston Smith

Witness my hand and official seal at Brentwood, Tennessee, this the 21st day of October, 1994.

Robert M Loffi
NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 59,900.00.

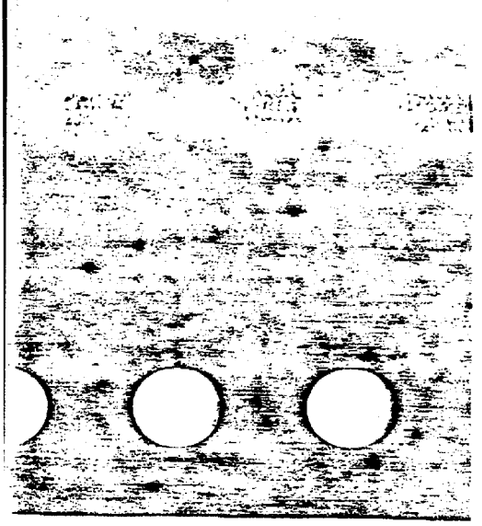
Becky J. Merrell
AFFIANT

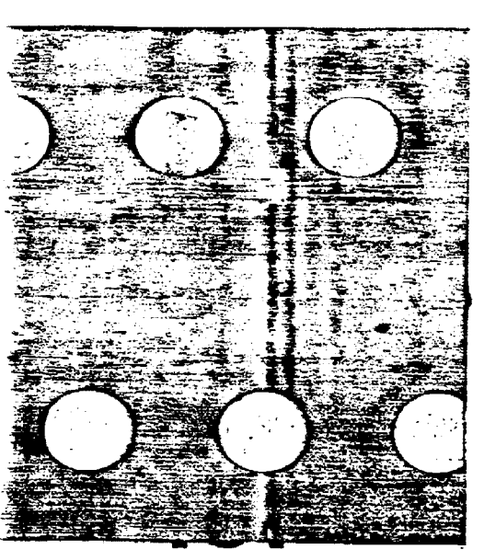
Subscribed and sworn to before me this 21st day of October, 1994.

Robert M Loffi
NOTARY PUBLIC

My Commission Expires: November 20, 1996

5278 11/07 0101 03CHECK 230.63





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

RECEIVED OF _____

FOR _____

BOOK 9513PG467

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 59900.00
				CON TX 221.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 230.63
				CHECK 230.63
11/07/94	01			09:49 0001 5278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06588
IDENTIF. # REFERENCE

94 NOV -7 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851556