STATE OF TENNESSEE 4002-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $60,300.00

Teresa Beard
Affiant

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

Mary A. Ellmore
Notary Public
MY COMMISSION EXPIRES: 3/25/95

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Beard	Mortgage Service America Co.	147-16-A/25CO
(NAME)	(NAME)	
125 McMurray Circle	1650 Tysons Boulevard	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37211	McLean, VA 22102-0703	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Gregory L. Adams and wife Sheryl B. Adams

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Teresa Beard, unmarried

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 Unit in Davidson County, Tennessee, being Unit No. 25 on the Plan of McMurray Court, a de Minimus Planned Unit Development, of record in Book 6250, page 230, and as amended in Plat Book 6606, page 144, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Gregory L. Adams by quitclaim deed from John M.Adam, filed of record in Book 8011, page 323, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

13457

IDENTIFICATION REFERENCE

DEC -1 PM 1:13

REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 125 McMurray Circle, Nashville, Tennessee 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 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 their hands this 30th day of November, 19 94.

Gregory L Adams
Gregory L. Adams

Sheryl B. Adams
Sheryl B. Adams

4002-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

Gregory L. Adams and wife Sheryl B. Adams

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 November, 19 94.

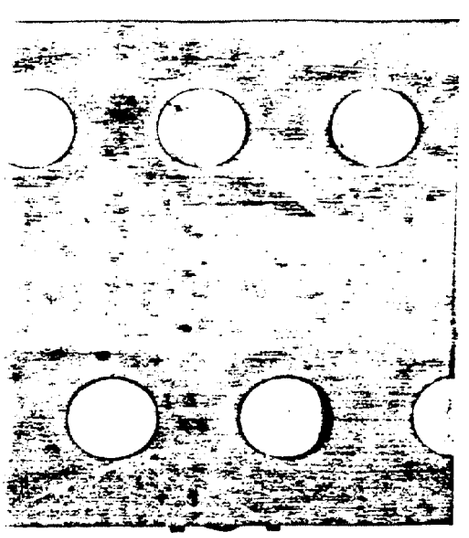
My commission expires 3/25/95

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3932 12/01 0101 03CHECK 232.11





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

RECEIVED OF _____

FOR _____

BOOK 9534 PG 506

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 60300.00
				CON TX 223.11
				PRFEE 1.00
				WDEED 8.00
				TOTAL 232.11
				CHECK 232.11
12/01/94		01		13:13 0001 8932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13457
IDENTIFICATION REFERENCE

94 DEC -1 PM 1:13

REGISTER
DAVIDSON COUNTY, TN.

No. 858949