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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 114,106.75

× Freeda N. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 1994

Notary Public

MY COMMISSION EXPIRES: 6/28/95

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY: LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Freeda N. Stephens	Mortgage Service America Co.	172-12-0-B
(NAME) 3052 Cody Hill Road	(NAME) 1650 Tysons Boulevard	331.00CO
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) McLean, VA 22102	
(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, Claridge Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freeda N. Stephens

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, TN, being Lot No. 234 on the Plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, Page 6 and amended in Book 7900, page 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Claridge Builders, Inc. by deed from J & Y, L.P., a Tennessee Limited Partnership, of record in Book 9538, Page 165, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170, Book 9384, page 290, Charter in Book 8071, page 520, Open Space in Book 8154, page 304 and Deeds of Conveyance in Book 8377, page 769 and Book 8377, page 808, and all matters shown on the Plan of Record.

unimproved ( ) This is improved (X) property, known as 3052 Cody Hill Road, 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 my hand this 30th day of November, 1994

Claridge Builders, Inc.
By: Paul E. Johnson
Paul E. Johnson, President

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul E. Johnson

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 30th day of November, 1994

Notary Public

My commission expires: 6/28/95

NOTARY PUBLIC AT LARGE STATE OF TN

DEED

FROM

TO

Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

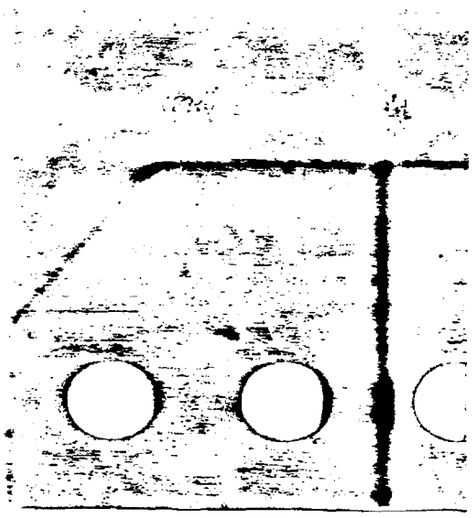
94 DEC -5 PM 2:26

FEE/TAX COLLECTOR
DAVIDSON COUNTY, TN.

0253 12/05 0101 03CHECK 431.17

IDENTIFICATION REFERENCE

14701



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

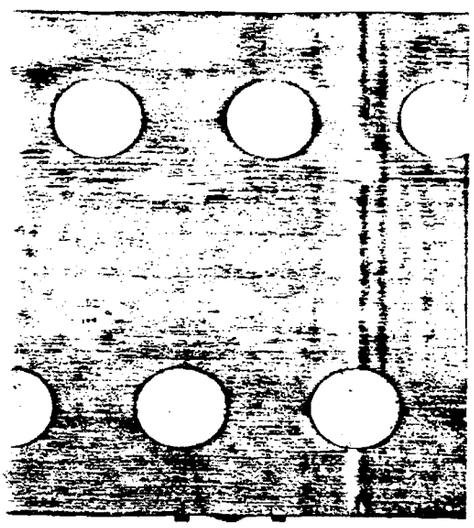
RECEIVED OF _____

FOR _____

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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 114106.75
CON TX 422.17
PRFEE 1.00
MTGFEE 8.00
TOTAL 431.17
CHECK 431.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/94 01 14:27 0001 0253

14701
IDENTIF. & REFERENCE

94 DEC -5 PM 2:25

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 860256