BOOK 9549PG344

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) Title No: 36014
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melvin E. Besher 917 Shauna Drive Nashville, TN 37214	Standard Federal Savings Bank P. O. Box 9481 Gaithersburg, MD 20898

TAX MAP-PARCEL NUMBERS: 96-13-144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lewis Nelson Hyatt, II, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melvin E. Besher,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 25 on the plan of Malvin Heights, of record in Book 2330, page 83, Register Office for said County.

SAID Lot 25 fronts 84.0 feet on the broken easterly margin of Shauna Drive and extends back 176.2 feet on the northerly line and 180.8 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Lewis Nelson Hyatt, by deed from Martin Sir, Trustee, of record in Book 9535, page 296, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 2538 Page 156 said Register's Office, and to the matters set forth in the referenced Plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Co., of record in Book 6811, page 90 said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 917 Shauna Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of December, 1994.

Lewis Nelson Hyatt II

Lewis Nelson Hyatt, II

State of Tennessee
County of Davidson

On this 16th day of December, 1994, before me the undersigned authority, personally appeared **Lewis Nelson Hyatt, II**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 73051.00

Melvin E. Booker
Affiant

Sworn and subscribed before me on the 16th day of December, 1994.

My Commission Expires: _____

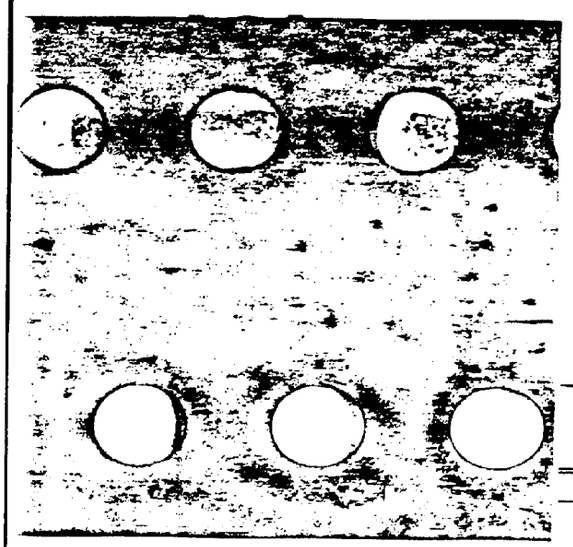
Notary Public

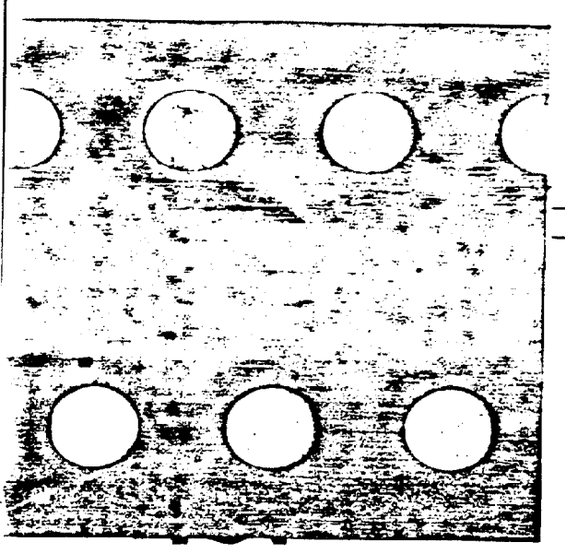
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

94 DEC 19 AM 10:59
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

18291
IDENTIF. & REFERENCE

4272 12/19 0101 03CHECK 279.29





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

RECEIVED OF _____

FOR _____

BOOK 9549 PG 346

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 73051.00
CON TX 270.29
PRFEE 1.00
WDEED 8.00
TOTAL 279.29
CHECK 279.29

12/19/94 01 10:55 0001 4272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18291
IDENTIF. # REFERENCE

94 DEC 19 AM 10: 54

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 864218