File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9558 PG 226

#12911

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID M. MALONEY	NEW OWNER	Map 117-2
(NAME)	(NAME)	
3026 23rd Avenue South		Parcel 164
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		FB 7DA22245
(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, JAMES F. GOULD AND WIFE, KATHERINE W. GOULD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID M. MALONEY AND WIFE, GAY W. MALONEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 7 on the Plan of W.V. Davidson's Hillsboro Highlands Sections 2 & 3, as of record in Plat Book 843, page 23, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James F. Gould and wife, Katherine W. Gould by deed from Julian W. Johnson and wife, Mary Jo Johnson of record in Book 7984, page 687, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 843, page 23, said Register's Office.

21138

IDENTIFICATION REFERENCE

94 DEC 29 PM 1:14

DAVIDSON COUNTY, TN. REGISTER

7382 12/29 0101 03CHECK 934.00

This is improved (XX) unimproved ( ) property, known as 3026 23rd Avenue South, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of December, 19 94

James F. Gould
by: Gerald G. Patterson Attorney-In-Fact
JAMES F. GOULD
BY: GERALD G. PATTERSON, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Katherine W. Gould
by: Gerald G. Patterson, Attorney-In-Fact
KATHERINE W. GOULD
BY: GERALD G. PATTERSON, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

BOOK 9558 PG 227

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and 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, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD G. PATTERSON, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JAMES F. GOULD AND WIFE, KATHERINE W. GOULD and is authorized by the said JAMES F. GOULD AND WIFE, KATHERINE W. GOULD to execute this instrument on their behalf.

Witness my hand, at Office, this 29th day of December, 1994.

Karen Todd Hall
NOTARY PUBLIC

My Commission Expires: May 23, 1998

NOTARY PUBLIC AT LARGE DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

David M. Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 94.

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON CO. TENNESSEE

WARRANTY DEED

FROM

JAMES F. GOULD AND WIFE, KATHERINE W. GOULD

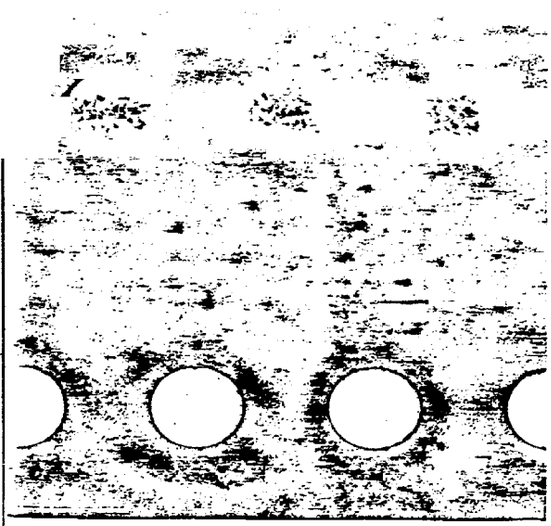
TO

DAVID M. MALONEY AND WIFE, GAY W. MALONEY

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



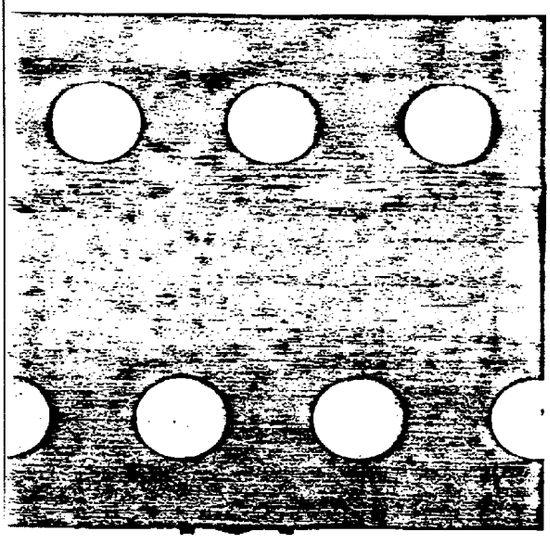
RECEIVED OF _____

FOR _____

BOOK 9558 PG 228

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 250000.00
CON TX 925.00
PRFEE 1.00
MTGFEE 8.00
TOTAL 934.00
CHECK 934.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/94 01 13:13 0001 7382

21138
IDENTIF. & REFERENCE

94 DEC 29 PM 1:14

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

No. 867176