BOOK 9584 PG 798

BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
26th DAY OF January 95

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires September 28, 1997

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne M. Thompson (NAME)	Mortgage Service America Company (NAME)	83-9-285
1419 Ordway Place (ADDRESS)	545 Marriott Drive, Suite 140 (ADDRESS)	23W-8245
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND 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, Estate of Alexis Naomi Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne M. Thompson, 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:

Land in Davidson County, TN, BEING Lot No. 3 cn the Map of Webb and Johnson's Subdivision, of record in Book 57, page 131, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Alexis Naomi Taylor, by deed from Bennie S. Taylor, unmarried, of record in Book 8089, Page 69, Register's Office for Davidson County, Tennessee. The said Alexis Naomi Taylor having since died in testate and Gary Malloch having been appointed as Administrator of the Estate. The said Gary Malloch having been authorized to sale said property by Order No. 94-P1555, Probate Court for Davidson County, Tennessee, said Order being recorded simultaneously herewith.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 57, page 131, of record in the Register's office for Davidson County, Tennessee.

30215

IDENTIFICATION REFERENCE

95 FEB -1 AM 11:20

REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1419 Ordway Place, Nashville, TN 37206
(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 26th day of January 19 95

Gary Malloc Administrator

Estate of Alexis Naomi Taylor BY: Gary Malloch, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9584 PG 799

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of January, 1995.

Commission expires _____

Notary Public

WANDA F. FULTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires September 28, 1997

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Estate of Alexis Naomi Taylor

TO

Anne M. Thompson

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

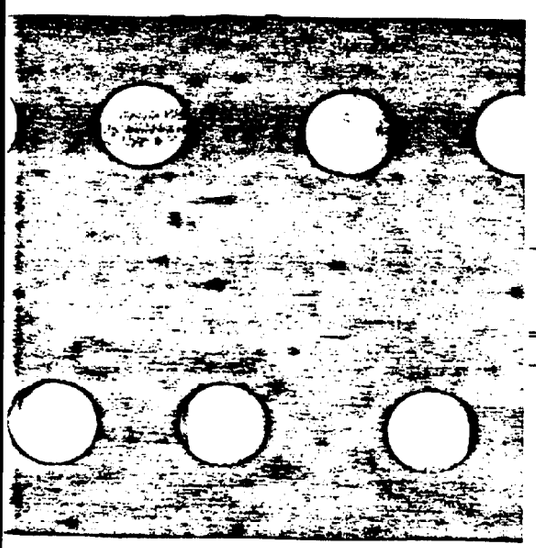
7436 02/01 0101 03CHECK

256.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

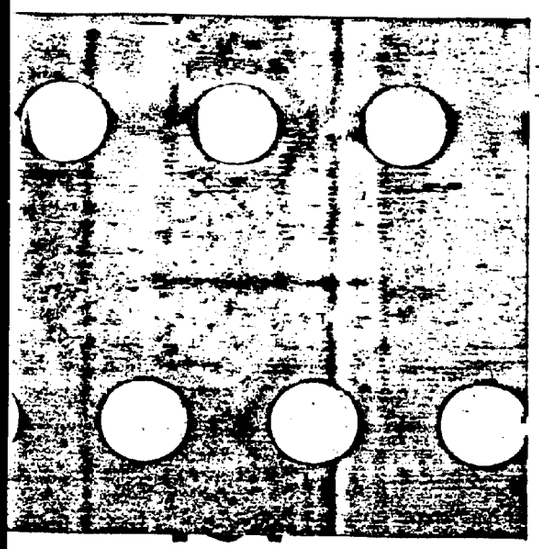
BOOK 9584 PG 800

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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

02/01/95 01 11:20 0001 7436



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30215
IDENTIF. & REFERENCE

95 FEB -1 AM 11: 2[illegible]

FELIX [illegible]
DAVIDSON COUNTY, TN

No. 877196