STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: 4/7/95
(AFFIX SEAL)

KAREN TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Nelson	First Union Mortgage Corporation	96-11-220
(NAME)	(NAME)	
3223 Cloverwood Drive	4300 Six Forks Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Raleigh, NC 27619	
(CITY) (STATE) (ZIP)	(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, Henry W. Moon, Jr. and wife, Penelope Moon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Nelson

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:

Being Lot No. 144 on the Plan of Hickory Bend, Section 1-A of record in Book 3842, page 148, Register's Office for Davidson County, Tennessee. Said lot fronts 94 feet along the southerly margin of Cloverwood Drive, and runs back 148.1 feet on the westerly line and 113.9 feet on the easterly line to a line at the rear measuring 85.75 feet thereon.

Being the same property conveyed to Henry W. Moon, Jr. and Penelope Moon by deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8644, page 49, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

95 FEB -2 AM 8:59
REGISTER
DAVIDSON COUNTY, TN.

30525
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (X) property, known as 3223 Cloverwood Drive, Nashville, Tennessee 37214
(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 our hand S this 31st day of January 19 95

Henry W Moon Jr. by Peggy Ulrich (Atty-in-Fact)
Henry W. Moon, Jr.

Penelope Moon by Peggy Ulrich (Atty-in-Fact)
Penelope Moon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry W. Moon, Jr. and wife, Penelope Moon

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 Brentwood, Tennessee, this 31st day of January 19 95.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within 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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Peggy Ulrich to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Henry W. Moon, Jr. and wife, Penelope Moon and acknowledged that she executed the same as the free act and deed of said Henry W. Moon, Jr. and Penelope Moon.

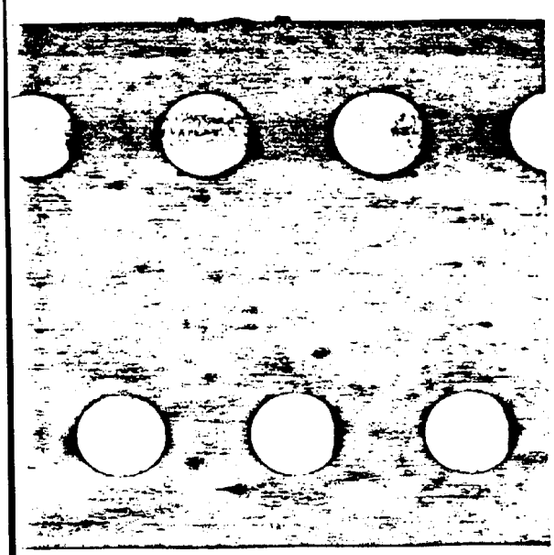
Witness my hand and official seal at Brentwood, TN, this 31st day of January, 1995.

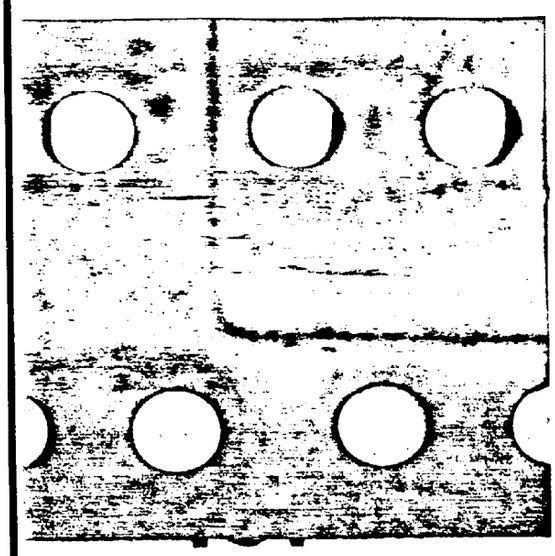
KAREN L. TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
11/7/95

7737 02/02 0101 03CHECK

249.13





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

RECEIVED OF _____

FOR _____

BOOK 9585 PG 856

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 64900.00
CON TX 240.13
PRFEE 1.00
WDEED 8.00
TOTAL 249.13
CHECK 249.13

02/02/95 01 09 00 0001 7787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30525
IDENTIF. # REFERENCE

95 FEB -2 AM 8:59

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

No. 877542