SUB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9623 PG 830

ADDRESS NEW OWNER:
Mike Roden
322 North 52nd Avenue
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sierra Western Mortgage Company
4851 LBJ Freeway, #506
Dallas, TX 76244

MAP AND PARCEL:
MAP 91-15
GROUP
PARCEL 155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James W. Dorris and wife, Christine W. Dorris, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mike Roden,an unmarried person, hereinafter called the Grantee, his 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 a lot and improvements, as of record in Book 1196, page 105, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Land beginning on the easterly margin of 52nd Avenue, North, formerly 11th Street, at a point 375 feet southerly margin of Charlotte Avenue; thence with the easterly margin of 52nd Avenue, southerly fifty feet; thence at right angles easterly one hundred and forty feet to the westerly margin of a proposed 40 foot alley or street; thence with the westerly margin of said alley or street northerly fifty feet; thence westerly one hundred and forty feet to the beginning.
>
> Being the same property conveyed to James W. Dorris and wife, Christine W. Dorris by deed from William G. Beecham and wife, Iva B. Beecham, as of record in Book 5332, page 514, Register's Office for Davidson County, Tennessee.

This is improved property known as 322 North 52nd Avenue, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mike Roden, an unmarried person, his heirs and assigns, forever; and we, James W. Dorris and wife, Christine W. Dorris, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9623 PG 831

Witness our hands this the 15th day of March, 1995.

James W. Dorris

James W. Dorris

Christine W. Dorris

Christine W. Dorris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James W. Dorris and wife, Christine W. Dorris, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of March, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 83,500.00.

Mike Poole

AFFIANT

Subscribed and sworn to before me this 15th day of March, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

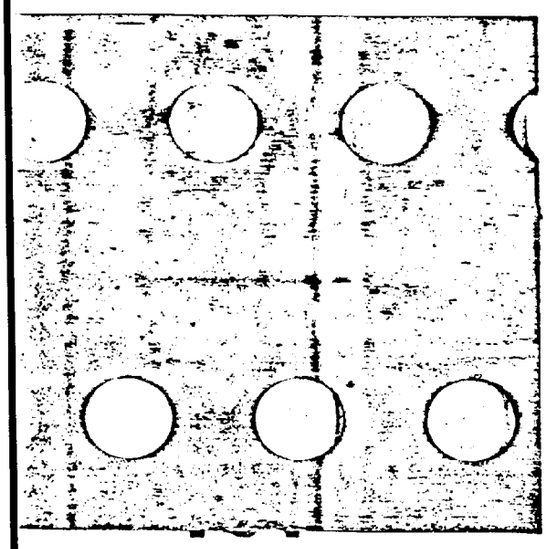
My Commission Expires: Nov. 20, 1996

43838

IDENTIFICATION REFERENCE

2363 03/21 0101 03CHECK 317.95





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

RECEIVED OF _____

FOR _____

BOOK 9623 PG 832

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 83500.00
CON TX 308.95
PRFEE 1.00
WDEED 8.00
TOTAL 317.95
CHECK 317.95

03/21/95 01 10:37 0001 2363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43838
IDENTIFICATION REFERENCE

95 MAR 21 AM 10:36
REGISTER
DAVIDSON CO. TN.

No. 891938