RECORDER'S MEMO

BOX 15

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

BOOK 9648 PG 692

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: May 7, 1997 NOTARY PUBLIC
(AFFIX SEAL)

LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George M. Phyfer	NationsBanc Mortgage Corporation	MAP 142-7B
(NAME)	(NAME)	
425 Moss Creek Court	P. O. Box 353	PARCEL 12
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Louisville, KY 40201-0353	
(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, Brandon V. Stotsenburg and wife, Felecia Ann Stotsenburg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George M. Phyfer and wife, Emily E. Phyfer

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, Tennessee, being Lot No. 12 on the Plan of Moss Creek Plantation, as of record in Book 6900, page 608, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brandon V. Stotsenburg and wife, Felecia Ann Stotsenburg by deed from J. Richard Bacon, Trustee, with full power to sell, transfer, mortgage or encumber, of record in Book 8694, page 35, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

IDENTIFICATION REFERENCE 52811

95 APR 18 PM 3:24

REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 425 Moss Creek Court, Nashville, TN 37221
(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 12th day of April 19 95

Brandon V. Stotsenburg

Felecia Ann Stotsenburg

BOX 15

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF COOK

OFFICIAL SEAL
LOIS J. HARRER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 3, 1995

9648 PG 693

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon V. Stotsenburg and wife, Felecia Ann Stotsenburg

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 Nashville, Tennessee, this 7th day of April 19 95.

Commission expires ~~May 7, 1997~~ May 3, 1995

Lois J. Harrer
Notary Public

OFFICIAL SEAL
LOIS J. HARRER
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 3, 1995

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 _____

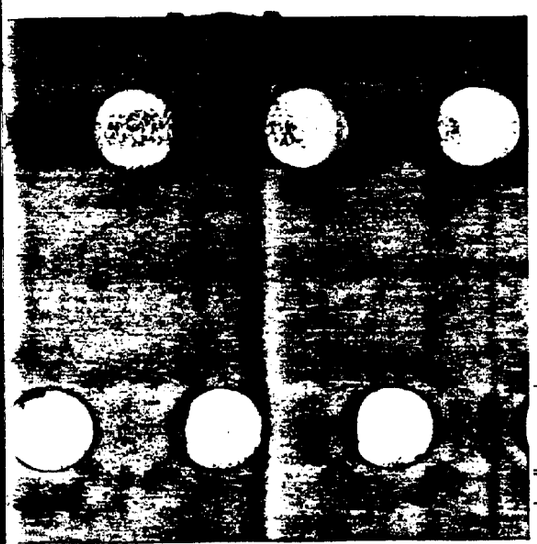
_____
Notary Public

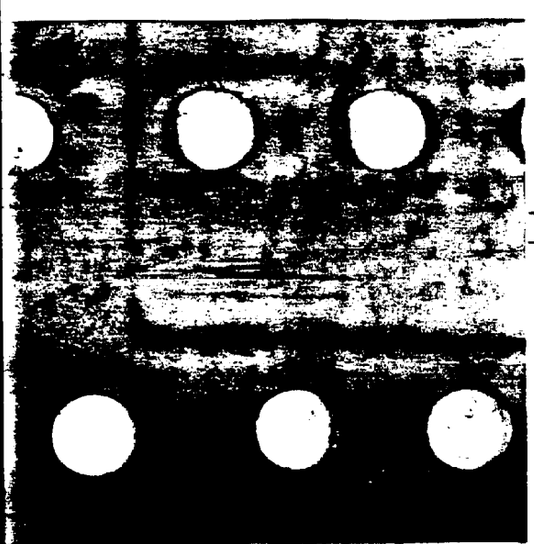
Warranty Deed from Brandon V. Stotsenburg and wife, Felecia Ann Stotsenburg, to.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

2244 94/13 0101 03CHECK

519.50





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

RECEIVED OF _____

FOR _____

BOOK 9648 PG 694

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
138000.00
CON TX 510.60
PRFEE 1.00
WDEED 8.00
TOTAL 519.60
CHECK 519.60
04/18/95 01 15:24 0001 2244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52811
IDENTIF. ↑ REFERENCE

95 APR 18 PM 3:24

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

No. 901716