THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

BOOK 9658 PG 909

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Monty R. Moreland, et ux 504 Maynor Ave Nashville, TN 37216	Same as New Owner	Map 72-6 Parcel 49 Field Book 15DA 06160

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BENNY JOE GOLDEN and wife, PATSY S. GOLDEN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MONTY R. MORELAND and wife, JENNIFER A. MORELAND, hereinafter referred to as 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. 26 on the Map of Maynor Place, of record in Book 843, page 24, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 60 feet on the southerly side of Maynor Avenue and runs back between lines, 152 feet on the easterly line and 151 feet on the westerly line, to a dead line in the rear on which it measures 60 feet.

BEING the same property conveyed to Benny Joe Golden and wife, Patsy S. Golden, by deed from Ethel M. Maddin, of record in Book 5224, page 767, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 904 Maynor Drive, Nashville, TN 37216.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 843, page 24, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 28th day of April, 1995.

"GRANTORS"

BENNY JOE GOLDEN

PATSY S. GOLDEN

"GRANTEES"

MONTY R. MORELAND

JENNIFER A. MORELAND

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENNY JOE GOLDEN and wife, PATSY S. GOLDEN, and MONTY R. MORELAND and wife, JENNIFER A. MORELAND, 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, at office, this the 28th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Sworn to and subscribed before me, this the 28th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 12/6/97

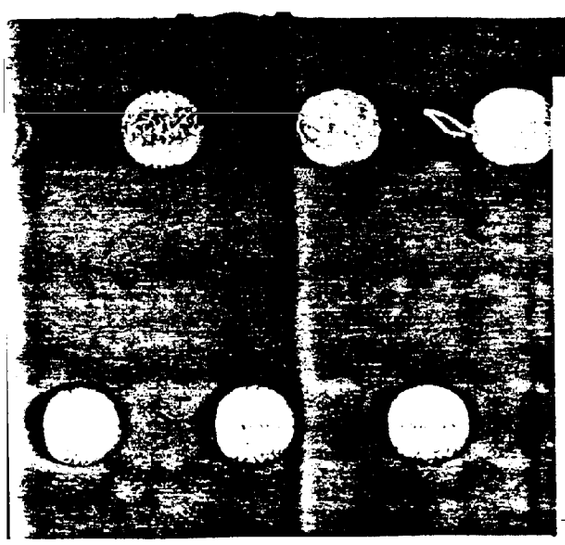
95 MAY -1 AM 11:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

56303

IDENTIF. & REFERENCE

5098 05/01 0101 03CHECK 120.00



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

RECEIVED OF _____

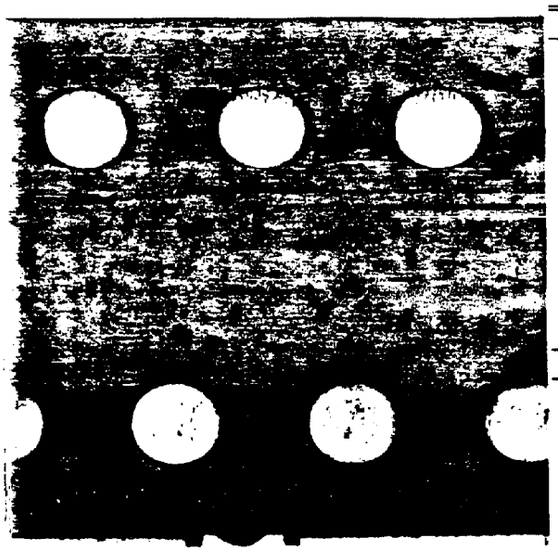
FOR _____

BOOK 9658 PG 911

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	30000.00
			CON TX	111.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	120.00
			CHECK	120.00
05/01/95	01		11:20 0001	6098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



56303
IDENTIF. # REFERENCE

95 MAY -1 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905525