BOOK 9680PG814

This Instrument Prepared By:

Lenders Title andEscrow., Inc.

807 Hadley Avenue
Nashville, Tennessee 37138
(615) 847-0300

Please Return Original to:

Bill Ferguson
P.O. Box 148385
Nashville, TN. 37214-8385
(615) 889-4722

95 MAY 25 AM 9:26

REGISTER
DAVIDSON CO. TENN.

IDENTIF. & REFERENCE

00637147

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $ 26,116.16.

Affiant

Notary Public
My Commission Expires: 9-16-95

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
RDR INVESTMENTS, INC.	SAME	94-1-370
Suite 114		
1007 Murfreesboro Road		Field Book: 23W 12408
Nashville, Tennessee		

For and in consideration of the sum of Ten 00/100 Dollars ($10.00) cash in hand paid by **RDR INVESTMENTS, INC.**, hereinafter the "Grantee", and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MARY I. TIMMONS**, [redacted]married, hereinafter the "Grantor", has this day bargained and sold and does hereby transfer and convey unto the said **RDR INVESTMENTS, INC., a Tennessee Corporation,** certain real estate located in Davidson County, Tennessee, as follows:

BEING Lot No. 147 on the unrecorded Plan of Shelby Village, No. 5, as described by Barge, Waggoner, and Sumner, Surveyors, of Nashville, Tennessee, a part of the Plan of Shelby Village No. 2 as of record in Book 1835, page 48, Register's Office for said County.

SAID Lot No. 147 begins at a point in the north margin of Electric Avenue, and common front corner of Lots 147, and 148; thence north 106.0 feet to the common rear corner of Lots 147 and 148; thence west 68.9 feet to a point in the east margin of Village Court, the common corner of Lots 146 and 147; thence south with said margin 81.0 feet to a cocrete monument which marks the beginning of a curve with a radius of 25 feet; thence around said curve south, then east, 39.3 feet to a concrete monument in the north

margin of Electric Avenue; thence east with said margin 44.0 feet to the beginning.

BEING the same property conveyed to Mary I. Timmons, by deed from Mary I. Kuhn, of record in Book 7287, page 296, Register's Office for Davidson County, Tennessee.

This is improved property known as 803 Village Court, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, their successors, heirs, and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the said is unencumbered except for the following:

A.. **1995 County property taxes, a lien, but not yet due and payable;**

B. **A Deed of Trust executed by Mary I. Timmons and James Carl Timmons, to secure to The Lomas & Nettleton Company, in the amount of $25,000.00, of record in Book 7287, page 298, dated June 25, 1987. Said Deed of Trust has since been assigned to The Associates Financial Services, Madison, Tennessee, and has a present principal balance in the amount of $17,548.94.**

This conveyance is further subject to any and all matters appearing on the Plan of record in Book 1835, page 48, and Book 2854, page 118, Register's Office for Davidson County, Tennessee.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 12 day of MAY, 1995.

4317 05/25 0101 03CHECK 109.94

Mary I. Timmons

MARY I. TIMMONS, [redacted] 501.IT

JAMES CARL TIMMONS

JAMES CARL TIMMONS (FOR THE PURPOSE OF CONVEYING HIS MARITAL INTEREST, IF ANY

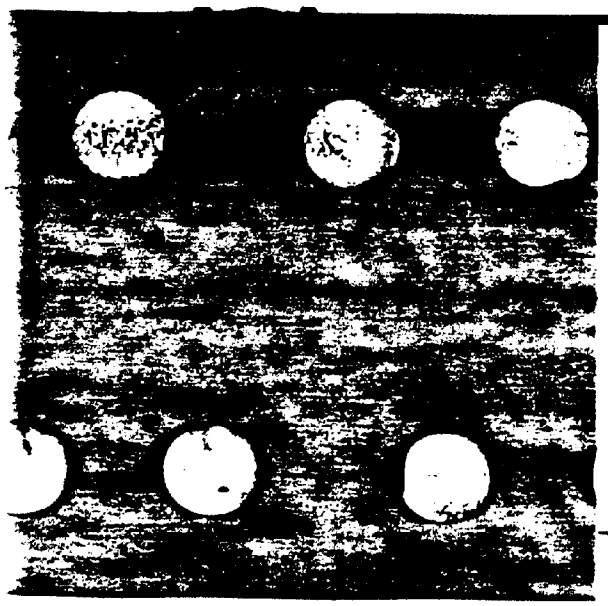
STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within-named MARY I. TIMMONS AND James Carl Timmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of May, 1995.

Notary Public

My Commission Expires: 9-16-95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9680 PG 817

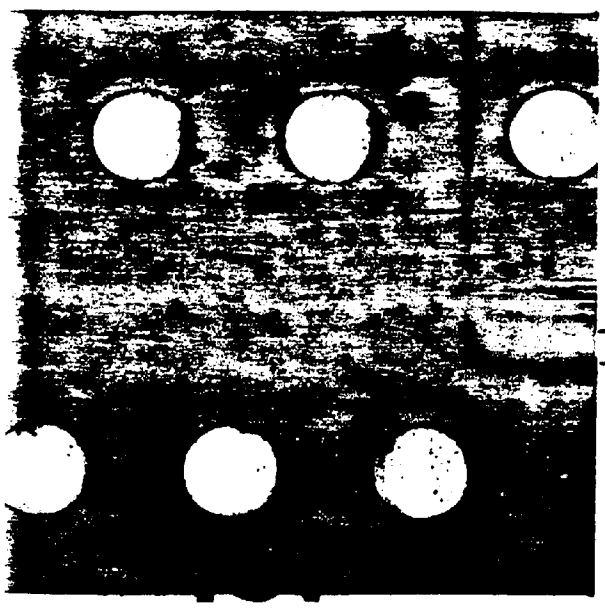
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 26176.16
CON TX 96.94
PRFEE 1.00
WDEED 12.00
TOTAL 109.94
CHECK 109.94

05/25/95 01 09:29 3001 4317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0063747
IDENTIF. ↑ REFERENCE

95 MAY 25 AM 9:26

REGISTER
DAVIDSON COUNTY, TN.

No. 913652