50-B

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

BOOK 9704 PG 187

ADDRESS NEW OWNER:
Robert Roland
760 Harpeth Trace Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
The Prudential Home Mortgage Company, Inc.
8000 Maryland Avenue, Suite 1400
Clayton, Missouri 63105

MAP AND PARCEL:
MAP 143-02-B
GROUP
PARCEL 30

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, Ronald T. Moody and wife, Maura J. Moody, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Roland, 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 Lot No. 30 on the Plan of Revised Treetops at Harpeth Trace, as of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

> Being the same property conveyed to Ronald T. Moody and wife, Maura J. Moody by deed from Sandra M. Baldwin, unmarried, as of record in Book 9324, page 319, Register's Office for Davidson County, Tennessee.

This is improved property known as 760 Harpeth Trace Drive, Nashville, TN 37221.

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. 1995 Metropolitan Government taxes and subsequent years, a lien but not yet due and payable.
2. Plan of record in Book 6250, page 455, in said Register's Office.
3. Declaration of Covenants, Conditions, and Restrictions of record in Book 6287, page 417, in said Register's Office.
4. Water mains and appurtenances as set out in Agreement for Dedication of Easement of record in Book 5142, page 694, in said Register's Office.
5. Sanitary sewer and/or storm drainage easements of record in Book 4889, page 192, Book 5360, page 320, and Book 5364, page 882, in said Register's Office.
6. Subject to rights of others in and to the common

areas/elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Roland, his heirs and assigns, forever; and we, Ronald T. Moody and wife, Maura J. Moody, 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.

Witness our hands this the 9th day of June, 1995.

Ronald T. Moody

Maura J. Moody

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronald T. Moody and wife, Maura J. Moody, 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 9th day of June, 1995.

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

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 122,000.00

Pat A. Harrison
AFFIANT

Subscribed and sworn to before me this 9th day of June, 1995.

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

NOTARY PUBLIC
My Commission Expires: 11/20/96

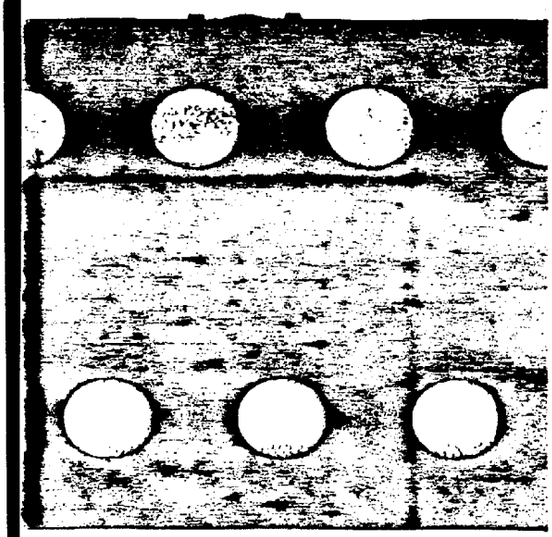
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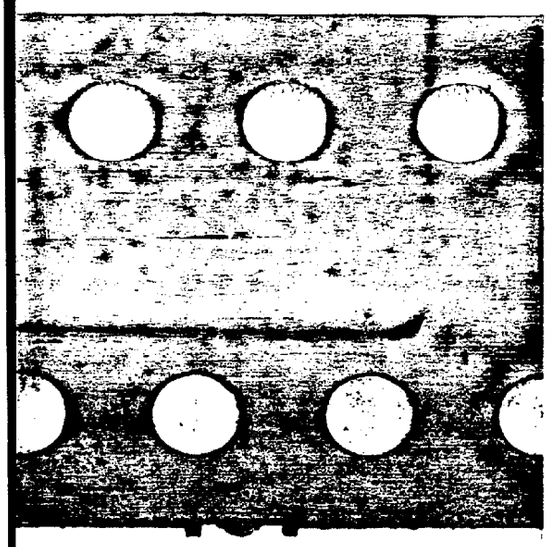
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

95 JUN 16 PM 1:46

IDENTIF. & REFERENCE

0070798





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

RECEIVED OF _____

FOR _____

BOOK 9704 PG 189

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 122000.00
CON TX 451.40
PRFEE 1.00
WDEED 8.00
TOTAL 460.40
CHECK 460.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/16/95 01 13:47 0001 2040

0070798
IDENTIF. ↑ REFERENCE

95 JUN 16 PM 1:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921269