0072079

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R4329

MAP/GROUP/PARCEL
052-03-0-157.00

NEW OWNER'S NAME AND ADDRESS:
Ronald R. Sherrod
314 Manzano Road
Madison, Tennessee 37115

SEND TAX BILLS TO:
NationsBanc Mortgage Corporation
P.O. Box 740017
Louisville, KY 40201

95 JUN 21 AM 10:47

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

BOOK 9708 PG 305

3477 06/21 0101 03CHECK 208.43

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Nevin H. Downs, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Ronald R. Sherrod, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

Being Lot No. 1B of the Zone Lot Division of the D.L. Kelley Subdivision of Record in Book 6900, Page 199, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 7120, Page 735, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind themselves, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Nevin H. Downs

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Nevin H. Downs, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 15th day of June, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

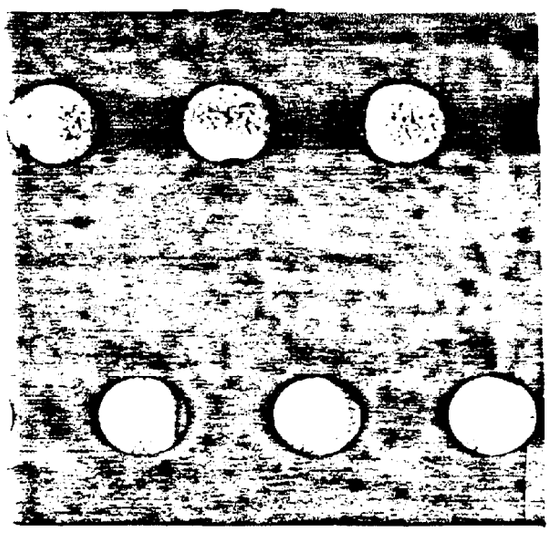
The actual consideration or value whichever is greater for this transfer is $53,900.00.

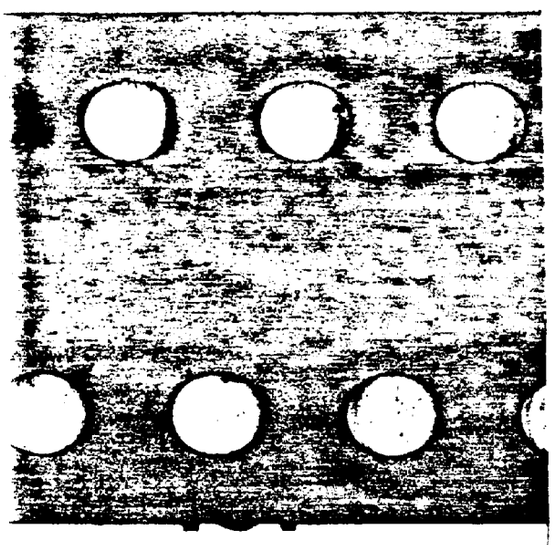
AFFIANT

Sworn to and subscribed before me, this the 15th day of June, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 9708 PG 307

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 53900.00
CON TX 199.43
PRFEE 1.00
WDEED 8.00
TOTAL 208.43
CHECK 208.43

06/21/95 01 10:48 0001 3477

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0072079
IDENTIF. ↑ REFERENCE

95 JUN 21 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922689