PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9724PG 42

W & I Ref: (kd) Title No: 36641
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Philip A. Mahoney Carol Anne Pearce Mahoney 1117 Crestfield Drive Nashville, Tennessee 37211	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 172-12B-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Teresa Roberts Hess, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip A. Mahoney and spouse, Carol Anne Pearce Mahoney,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 328 on the plan of Section Three, Bradford Hills, of record in Book 7900, page 6 as amended in Book 7900, page 239, Register's Office for said County.

SAID Lot No. 328 fronts 80.57 feet on the broken southeasterly margin of Crestfield Drive and extends back 104.28 feet on the southwesterly line and 108.25 feet on the northeasterly line to a dead line in the rear, measuring 57.58 feet thereon.

BEING the same property conveyed to Stephen K. Hess and wife, Teresa R. Hess by deed from Claridge Builders, Inc. of record in Book 8496, page 762, said Register's Office. The said Stephen K. Hess and Teresa R. Hess have since divorced. By Quitclaim Deed of record in Book 9606, page 871, the said Stephen Kent Hess conveyed his interest in subject property to Teresa Roberts Hess.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 8069 Page 170 and Book 8267, page 616 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 1117 Crestfield Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 1995.

Teresa Roberts Hess

Teresa Roberts Hess

State of Tennessee
County of Davidson

On this 30th day of June, 1995, before me the undersigned authority, personally appeared **Teresa Roberts Hess**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 143500.00

Philip A. Mahoney
Affiant

Sworn and subscribed before me on the 30th day of June, 1995.

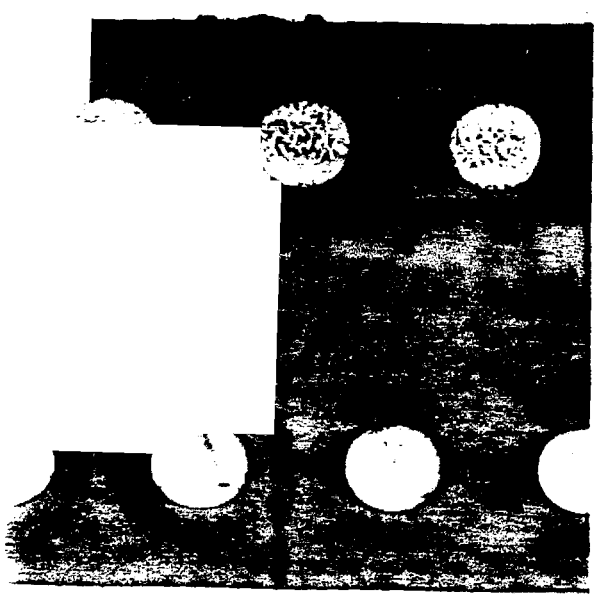
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

3594 07/06 0101 03CHECK 539.95

95 JUL -6 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0076768
IDENTIF. & REFERENCE



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

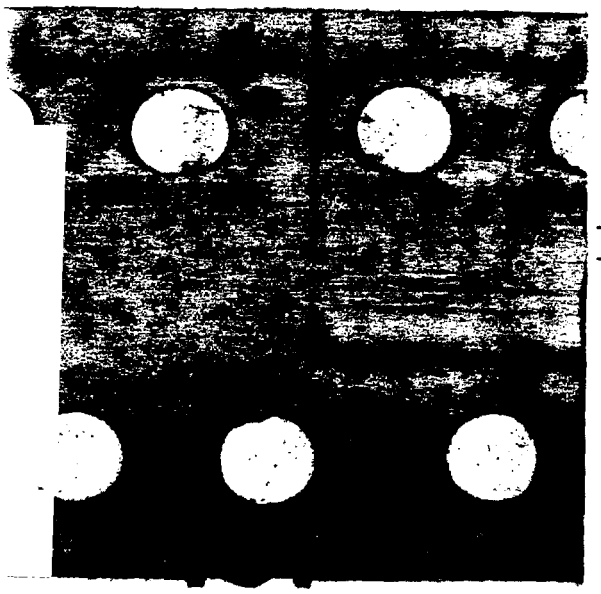
RECEIVED OF _____

FOR _____

BOOK 9724 PG 44

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	143500.00
CON TX	530.95
PRFEE	1.00
WDEED	8.00
TOTAL	539.95
CHECK	539.95

07/06/95 01 14:21 0001 8594

0076768
IDENTIF. # REFERENCE

95 JUL -6 PM 2:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927735