BOOK 9791 PG 80

Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00
Barbara J Hodges
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 1995
Notary Public
MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara J. Hodges	Source One Mortgage Services Corporation	108-7b
(NAME)	(NAME)	
238 Timberway Drive	27555 Farmington Road	147
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Farmington Hills, MI 48334-3357	03d-91769
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas E. Spraggins and wife, Carol J. Spraggins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara J. Hodges, unmarried

HEREINAFTER CALLED 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 Unit No. 147 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475, and by instrument of Clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominiums, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas E. Spraggins and wife, Carol J. Spraggins by deed of record in Book 7091, Page 735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Thomas E. Spraggins and wife Carol J. Spraggins by Carl Green Jr. as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9784, Page 269, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 238 Timberway Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 6th day of September 1995

Thomas E. Spraggins
By: Thomas E. Spraggins by Carl Green
Carl Green, Jr., Attorney-in-fact

Carol J. Spraggins
By: Carol J. Spraggins by Carl Green
Carl Green, Jr., Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Spraggins and wife, Carol J. Spraggins

the bargainor s, 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 and official seal at Antioch, Tennessee, this 6th day of September 19 95.

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF _____
COUNTY OF _____

On this September 6, 1995 before me personally appeared Carl Green Jr., the person who executed the foregoing instrument on behalf of Thomas E. Spraggins and wife Carol J. Spraggins, and acknowledged that HE executed the same as the free act and deed of the said Thomas E. Spraggins and wife Carol J. Spraggins, through Power of Attorney granted Him by the said Thomas E. Spraggins and wife Carol J. Spraggins.

Lori Holloway
Notary Public

My Comission Expires; 10/9/95

LORI HOLLOWAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. & REFERENCE

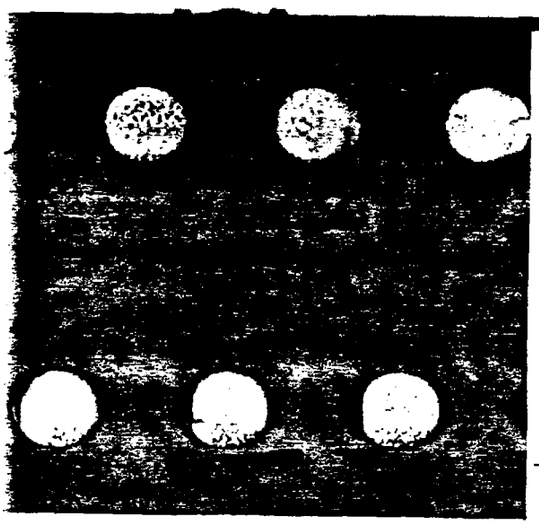
0098961

95 SEP 11 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1329 09/11 0101 02CHECK

131.00

DCTN01WC



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

RECEIVED OF _____

FOR _____

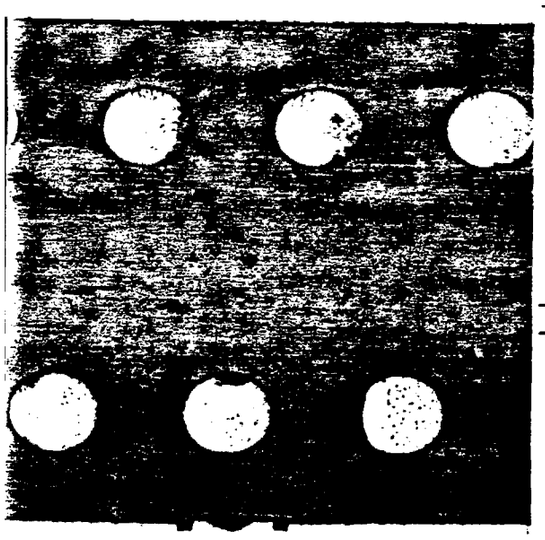
BOOK 9791 PG 82

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 46500.00
CON TX 172.05
PRFEE 1.00
WDEED 8.00
TOTAL 181.05
CHECK 181.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0098961
IDENTIF. ↑ REFERENCE

95 SEP 11 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951506