60

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 9849 PG 963

WARRANTY DEED

ADDRESS NEW OWNER:
Larry Brent Maher and Janel Maher
2805 Bransford Ave.
Nashville, TN 37204

SEND TAX BILL:
To Owner

MORTGAGEE:
NationsBank of Tennessee, N.A.
One NationsBank Plaza
Nashville, TN 37219

MAP AND PARCEL:

MAP	118
GROUP	7
PARCEL	152

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bobby R. Morefield, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Larry Brent Maher and wife, Janel Maher, 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:

Land in Davidson County, Tennessee, being Lot No. 25 of Block "C" on the Plan of Berry Hill Gardens Subdivision of record in Book 1130, page 36, said Register's Office.

Being the same property conveyed to Bobby R. Morefield by deed from Cora Bell Felts of record in Book 4734, page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as 2805 Bransford Ave., Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry Brent Maher and wife, Janel Maher, their heirs and assigns, forever; and I, Bobby R. Morefield, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

ANN MOREFIELD, wife of Bobby R. Morefield, joins in this conveyance to transfer all her right, title and interest in subject property, marital or otherwise.

Witness our hands this the 31st day of October, 1996.

Bobby R. Morefield

Ann Morefield

$119.52

96 NOV -3 PM 12:41

BOOK 9849 PG 964

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby R. Morefield and Ann Morefield, 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 Brentwood, Tennessee, this the 31st day of October, 1995.

NOTARY PUBLIC

My Commission Expires: January 4, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,000.00.

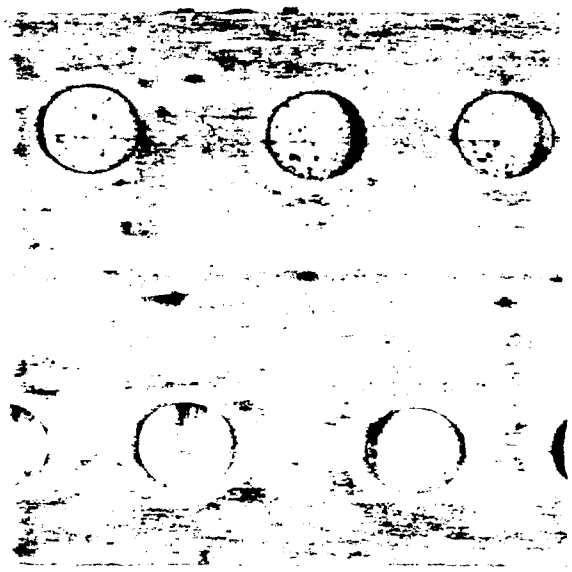
AFFIANT

Subscribed and sworn to before me this 31st day of October, 1995.

NOTARY PUBLIC

My Commission Expires: January 4, 1997

4577 11/03 0101 03CHECK 297.60



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

RECEIVED OF _____

FOR _____

BOOK 9849 PG 965

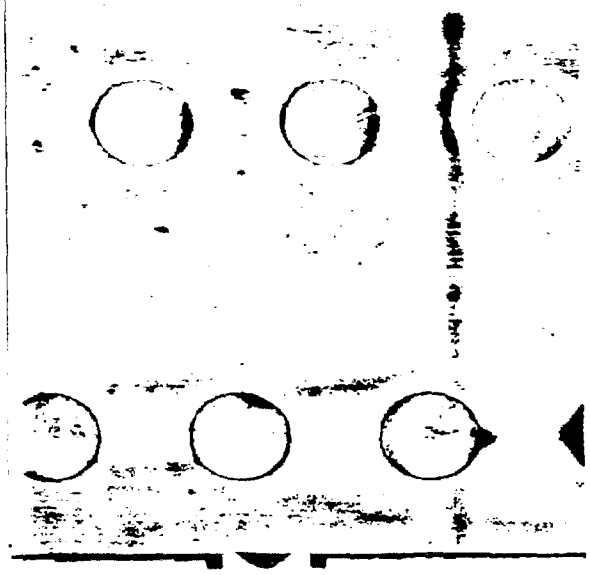
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
TOTAL 297.60
CHECK 297.60

11/03/95 01 12:41 0001 4577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



011952

95 NOV -3 PM 12:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 973198