This Instrument Was Prepared By:
Gerald G. Patterson, Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

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Address New Owner(s):	Send Tax Bills to:	Tax Information:
Robin E. Delmer and	New Owners	Map: 116-8
Richard C. Patton		Group:
200 Kenner Avenue		Parcel(s): 29
Nashville, TN 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DR. M. W. DELMER (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBIN E. DELMER and RICHARD C. PATTON (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 200 Kenner Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor convenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of February, 1989.

Dr. M. W. Delmer

DR. M. W. DELMER

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RUSH

STATE OF TEXAS

COUNTY OF BEXAR

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dr. M. W. Delmer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 1989.

Notary Public

My Commission Expires: 7-17-92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $109,035.76.

Affiant

Subscribed and sworn to before me, this 17th day of February, 1989.

Notary Public

My Commission Expires: May 8, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots Nos. 29 to 34 and Lots Nos. 49 to 54, inclusive in the Kenner Manor Land Company's 2nd Subdivision of record in Book 547, page 134, Register's Office for said County.

Said Lot No. 1 fronts 105 feet on the northeasterly margin of Kenner Avenue and extends back 241 feet, 6 inches on the northwesterly line and 253 feet on the southerly line to a point.

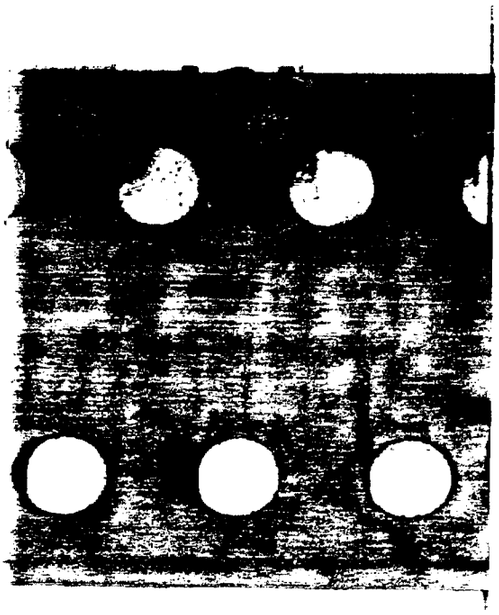
Being the same property conveyed to Dr. M. W. Delmer, by deed from N. Dennis Thompson, Jr. and wife, Cynthia W. Thompson, of record in Book 6738, page 835, Register's Office for Davidson County, Tennessee.

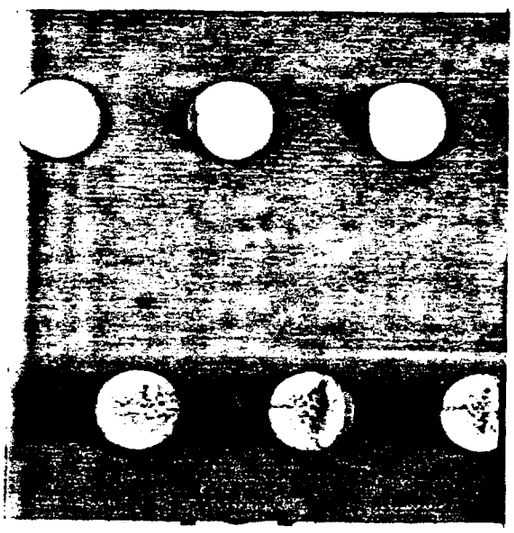
EXHIBIT "A"

1. State and County taxes for the year 1989, a lien but not yet due and payable.

2. Deed of Trust to J. G. Palmer, Trustee, of record in Book 6064, page 862, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 109035.76
CON TX 359.70
PRFEE 0.50
WDEED 12.00
TOTAL 372.20
CHECK 372.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/22/89 01 15:26 0001 9373

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No. 183812