THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Nicholas Stephen Zeppos 230 Lauderdale Road Nashville, TN 37205	First Tennessee Bank National Association P. O. Box 1000, Dept. 47 Memphis, Tennessee 38148	103-12 126 26W 03800

WARRANTY DEED BOOK 7897 PAGE 490

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,

Thomas Trotter Raney, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nicholas Stephen Zeppos and wife, Lydia Ann Howarth

hereinafter called the Grantee, Grantee's 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. 23 and the southwesterly 1/2 of Lot 22, Block "C", on the plan of Cherokee Park Second Section, of record in Book 547, Pages 175 and 176, Register's Office for said County.

BEGINNING at a point on the easterly margin of Lauderdale Road at the common corner of Lots 24 and 23; thence with the margin of said Road as follows: North 19 degrees 50' West 58.71 feet to a point, North 5 degrees 40' East 61 feet to a point, North 32 degrees 21' East 61.25 feet to a point; thence southeasterly 148.8 feet, through Lot 22, to a point; the common corner of Lots 21, 22, 23 and 24; thence with the line between Lots 23 and 24, southwesterly, 160 feet to the beginning.

BEING the same property conveyed to Thomas Trotter Raney, unmarried, by deed from Ray N. Evans, Jr. and wife, Linda M. Evans, of record in Book 7522, Page 183, Register's Office for Davidson County, Tennessee.

8890 07/26 0101 03CHECK 617.50

5.22 1.6.

IDENTIFICATION REFERENCE

JUL 26 9 57 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved property, known as 230 Lauderdale Road, Nashville, TN 37205.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of July, 1989.

Thomas Trotter Raney

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of July, 1989, before me personally appeared Thomas Trotter Raney, unmarried, 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 that he executed the same as his free act and deed.

My Commission Expires: 9-26-92

Notary Public

COUNTY OF _____ BOOK PAGE L

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 185,000.00.

Nicholas Stephen Zeppos
Affiant

Subscribed and sworn to before me, this the 24th day of July, 1989.

My Commission Expires: 9-26-92

Notary Public

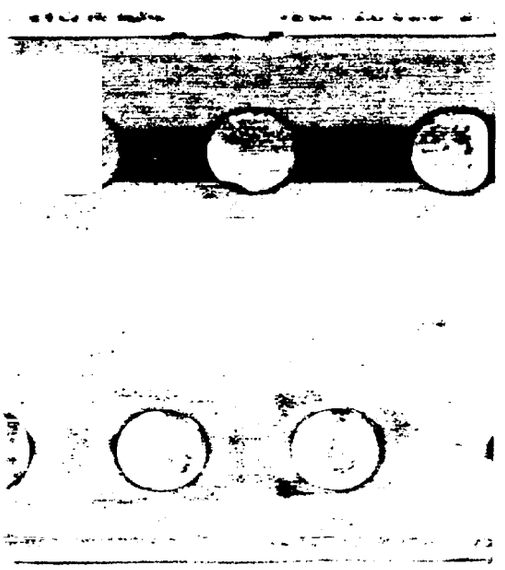
WILKINS NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

from:
Thomas Trotter Raney, unmarried

to:
Nicholas Stephen Zeppos and wife,
Lydia Ann Howarth

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7897 PAGE 492

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
				185000.00
				CON TX 610.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 617.50
				CHECK 617.50
07/26/89	01			09:58 0001 8890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2.2 1:6.

IDENTIFT REFERENCE

Jul 26 9 57 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232515