BOOK 8026 PAGE 496

FILE IN BOX #14
MAP 93-9-A
PARCEL 17
FB#: 4D-93031

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 210,000.00 .

Beverly A. Swisshelm
Affiant

Subscribed and sworn to before me this the 13th day of January, 1990.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTY, Third National Fin. Ctr., 13th Floor, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
BUDDY L. BRUNER	C & S Real Estate Services
(Name)	(Name)
313 Ketch Cove	Caller Service #105058
(Street Address)	(Street Address)
Hermitage, TN 37076	Tucker, GA 30085-5058
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, WAYNE MAYO, INC., a Tennessee Corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto BUDDY L. BRUNER and wife, BEVERLY A. SWISSHELM, as tenants by the entirety, hereinafter called the "Grantees", their 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. 116 on the Plan of Lake Shore, Phase One, of record in Book 6900, Page 684, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Wayne Mayo, Inc., a Tennessee Corporation, by Quitclaim Deed from D. Wayne Mayo D/B/A Wayne Mayo Construction Company, of record in Book 7906, Page 463, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 7572, Page 669, and Book 6900, Page 684, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS is improved property, known as 313 KETCH COVE, HERMITAGE, TENNESSEE 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and Grantor does covenant with the

said Grantees that it 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 does further covenant and bind itself, its successors and/or assigns 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 13th day of January, 1990.

WAYNE MAYO, INC.,
A Tennessee Corporation

BY: Wayne Mayo, President
WAYNE MAYO, President

STATE OF TENNESSEE)
Davidson County)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared WAYNE MAYO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of WAYNE MAYO, INC., a Tennessee Corporation, the bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 1990.

My Commission Expires: 11/10/91

Notary Public

9 6 6 5 6.

WARRANTY DEED

IDENTIFICATION REFERENCE

From

WAYNE MAYO, INC.,
A TENNESSEE CORPORATION

To

BUDDY L. BRUNER and wife,
BEVERLY A. SWISSHELM

Address

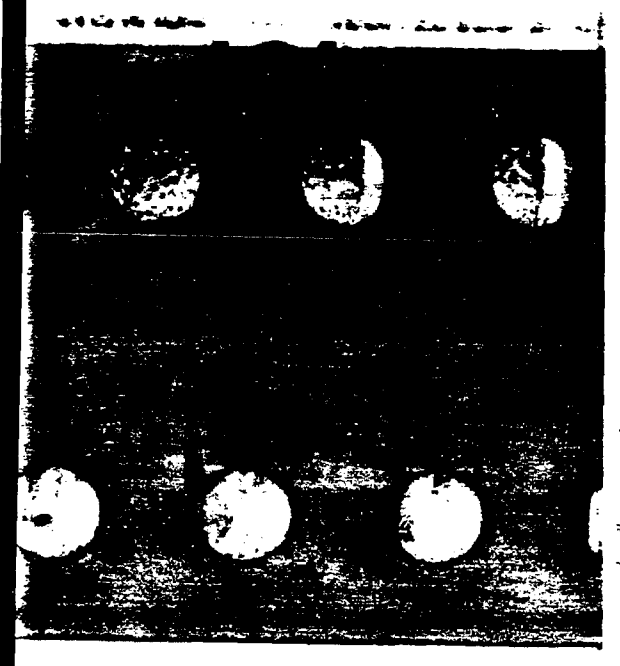
313 Ketch Cove
Hermitage, TN 37076

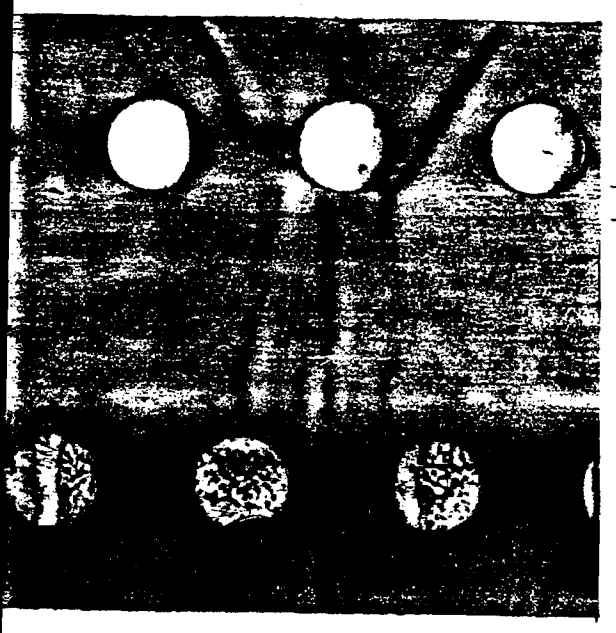
JAN 16 3 54 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

700.00

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY
DENNEY, LACKEY & CHERNAU
Third National Financial Center,
13th Floor
424 Church Street Building
Nashville, Tennessee 37201





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 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 210000.00
CON TX 693.00
PRFEE 1.00
WDEED 6.00
TOTAL 700.00
CHECK 700.00

01/16/90 01 15:55 0001 3442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 6 5 6

IDENTIFI REFERENCE

JAN 16 3 54 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284547