STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF January 19 90

Joyce B. Donelson
Notary Public

MY COMMISSION EXPIRES 5-20-92
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip R. Taylor (NAME)	Investors Federal Savings Bank (NAME)	15DA 2685
909 Carolyn Avenue (ADDRESS)	109 Walton Ferry Road (ADDRESS)	MAP 72-9
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	PAARCEL 320

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, Fred W. Hahn and wife, Kaye Hahn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip R. Taylor and wife, Janet Denise Taylor

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. 72 on the Plan of Irvington as of record in Book 843, page 60, Register's Office for said County.

Said Lot No. 72 fronts 60 feet on the northerly side of Carolyn Avenue and extends back between parallel lines, 175 feet, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Marion Sebastian, Jr. and wife, Patricia A. Sebastian, by deed from F. W. Hahn of record in Book 6384, page 132, Register's Office for Davidson County, Tennessee.

Marion Sebastian, Jr. and wife, Patricia A. Sebastian conveyed all their right, title and interest in subject to Fred W. Hahn and wife, Kay Hahn, by Quitclaim Deed of record in Book 8030, page 973, Register's Office for Davidson County, Tennessee.

93335

IDENTIF. REFERENCE

JAN 21 3 50 PM '90

unimproved ( )
This is improved (X) property, known as 909 Carolyn Avenue, Nashville, Tennessee 37216
(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 hand S this 19th day of January, 19 90

Fred W. Hahn

Kaye Hahn

DOTN01W 12/88 First Data Systems Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8030 PAGE 977

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred W. Hahn and wife, Kaye Hahn

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 Madison, Tennessee, this 19th day of January 19 90.

My commission expires 5-20-92

Joyce B. Donahue
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

WARRANTY DEED

FROM

Fred W. Hahn and wife, Kaye Hahn

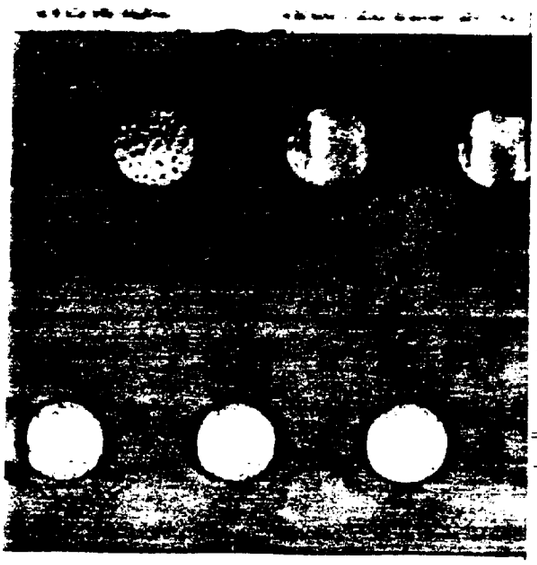
TO

Phillip R. Taylor and wife, Janet Denise Taylor

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

REC'D 1/24 2101 03CHECK 162.10



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

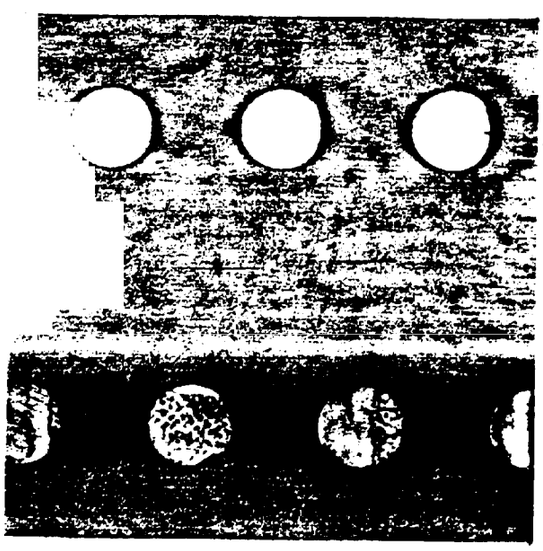
RECEIVED OF _____

FOR _____

BOOK 8030 PAGE 978

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 47000.00
				CON TX 155.10
				PRFEE 1.00
				WDEED 6.00
				TOTAL 162.10
				CHECK 162.10
01/24/90	01			09:49 0001 5469



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98335

IDENTIF. TREFERENCE

JAN 24 9 50 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 287549