PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30180)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 122750.00

Affiant

Sworn and subscribed before me this 16th day of July, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
John E. Archer
140 Woodmont Boulevard
Nashville, TN 37205

MORTGAGEE:
Empire of America Realty Credit Corp.
100 Seneca Street
Buffalo, NY 14203

MAP-PARCEL NUMBERS
116-03-121
7DA-10175

WARRANTY DEED

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, the undersigned **Joan M. Lawrence, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John E. Archer and Teresa D. Anderson, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's 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 the southerly 50 feet of Lot No. 99 on the plan of Kenner Manor Land Co's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.

SAID Lot No. 99 fronts 50 feet on the northeasterly margin of Woodmont Boulevard and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Joan M. Lawrence, unmarried, by deed from Diane Duncan Baldwin, unmarried, of record in Book 7459, page 793, Register's Office for Davidson County, Tennessee.

42295

TENNESSEE REFERENCE

Jul 18 11 22 AM '90

1084 07/18 0101 03CHECK 411.91

This is improved property, known as: 140 Woodmont Boulevard, 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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 16th day of July, 1990.

Joan M. Lawrence

Joan M. Lawrence

State of Tennessee
County of Davidson

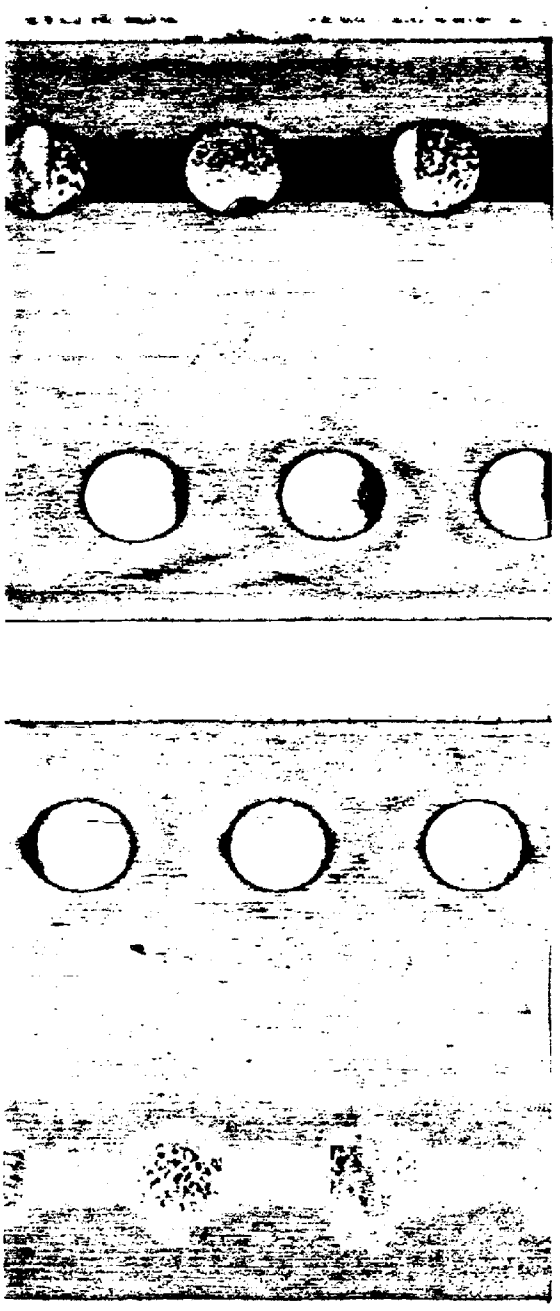
On this 16th day of July, 1990, before me the undersigned authority, personally appeared Joan M. Lawrence, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 9/26/92

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W & I: 12/89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8155 PAGE 260

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
122750.00
CON TX 404.91
PRFEE 1.00
WDEED 6.00
TOTAL 411.91
CHECK 411.91
07/18/90 01 11:24 0001 1084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42295

IDENTIFICATION REFERENCE

JUL 18 11 22 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 337914