THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $84,000.00.

Affiant

Subscribed and sworn to before this 24th day of September, 1990.

Notary Public

My Commission Expires:

BOOK 8206 PAGE 672

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
JOSEPH G. TAYLOR 932-B Russell Street Nashville, TN 37206	Barclays American P.O. Box 31728 Charlotte, NC 28231	MAP 82-16 PARCEL 160 18W 03900

FEE 20 02 0402 03E-E0A 284.20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FOUR THOUSAND AND 00/100 DOLLARS, paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **ANNE R. KOENIG, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOSEPH G. TAYLOR, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2-A on the Plan of the Zone Lot Division of Lots Nos. 1 and 2 of the Aeby Subdivision, Section IV, of record in Book 6050, page 192, and as amended in Book 6200, page 334, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Anne R. Koenig, unmarried and M. Christina Koenig, unmarried, as Joint Tenants With Rights of Survivorship, by deed from Dominion Bank of Middle Tennessee of record in Book 7662, page 313, Register's Office for Davidson County, Tennessee; the said M. Christina Koenig having since conveyed all her interest in said property to Anne R. Koenig by Quitclaim Deed of record in Book 8148, page 225, and title is now vested solely in Anne R. Koenig.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust in favor of First Tennessee Bank National Association of record in Book 7662, page 316, said Register's Office, and also that the escrow account in connection with aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 932-B Russell Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of September, 1990.

ANNE R. KOENIG

JOSEPH G. TAYLOR-Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANNE R. KOENIG (Grantor) and JOSEPH G. TAYLOR (Grantee), the bargainors, 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 Nashville, Tennesee, this 27th day of September, 1990.

Notary Public

My Commission Expires:

1-29-94

6 1 2 1 9

IDENTIF. T REFERENCE

Oct 1 11 21 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

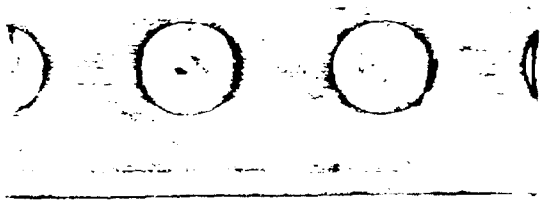
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8206 PAGE 674



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

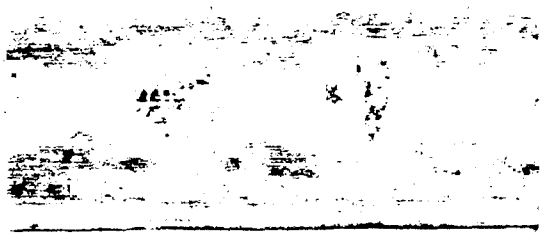
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	84000.00
CON TX	277.20
PRFEE	1.00
WDEED	6.00
TOTAL	284.20
[illegible]	284.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/01/90 02 11:22 0001 5832



6 1 2 1 9

IDENTIF. TREFERENCE

OCT 1 11 21 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360127