ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
WALTER D. SCHULTZ	SECURITY FEDERAL SAVINGS	
430 Lynwood Boulevard	AND LOAN ASSOC.	Map 116-15
Nashville, TN 37205	616 Marriott Drive	Parcel 96
	Nashville, TN 37230	

This instrument prepared by: Ashby Q. Burks, Esq.
Attorney at Law, One Park Plaza, Nashville, Tennessee 37203.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Ashby Q. Burks and wife, Holly P. Burks, as tenants by the entirety (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Walter D. Schultz and wife, Nancy C. Schultz, as tenants by the entirety (the "Grantees"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING part of Lot No. 104 on the Plan of Royal Oaks Land Co.'s Subdivision of the Baker Tract (Book 421, pages 102 & 103, Register's Office, Davidson County, Tennessee) and being shown on an unrecorded survey of said subdivision made by W.B. Southgate, as being the south 45 feet of Lot 104 & and north 55 feet of Lot 105, and further described according to a survey made by John Kohl, dated June 27, 1985 as follows:

According to the said unrecorded Map by W.B. Southgate, said part of said lots adjoin and front together 100 feet on the easterly side of Lynwood Boulevard and run back between lines 375 feet more or less, on the north line of part of Lot No. 104, and 360 feet, more or less, on the south line of part of Lot No. 105, to a dead line in the rear and measures 100 feet, more or less, thereon,

BEING the same property conveyed to Ashby Q. Burks and wife, Holly P. Burks by deed from Ed Childers and wife, Patricia W. Childers, of record in Book 6623, page 245, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record, including the Sanitary Sewer and/or Storm Drainage Easement shown of record in Book 4298, Page 425, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ 172,500.00.

Walter D Schultz
Affiant

Subscribed and sworn to before me this 16th day of October, 1990.

John M. Hughes
Notary Public

My Commission Expires: My Commission Expires Nov. 12, 1990

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of October, 1990.

ASHBY Q. BURKS

HOLLY P. BURKS

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 Ashby Q. Burks and wife, Holly P. Burks, 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, Davidson County, Tennessee, this 16th day of October, 1990.

My Commission Expires:

My Commission Expires Nov. 12, 1990

Notary Public

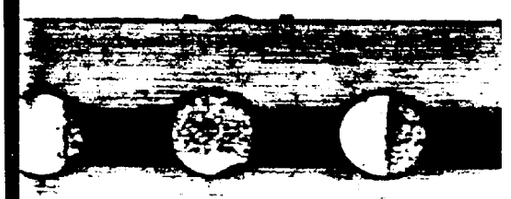
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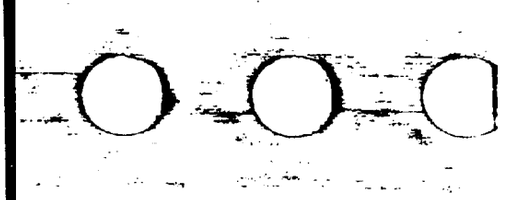
IDENTIF. †REFERENCE

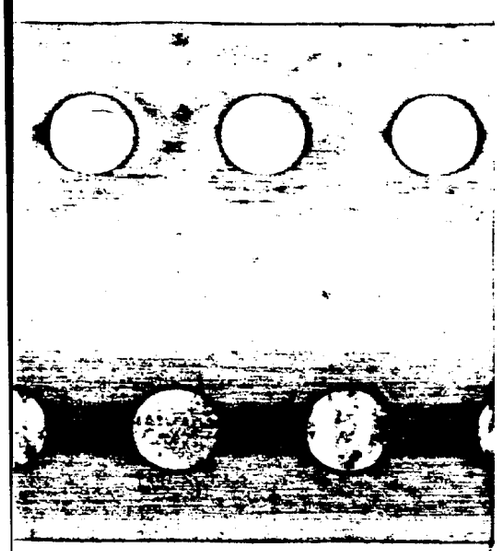
OCT 19 8 13 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

1295 10/19 0101 03CHECK 576.25







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8219 PAGE 837

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	172500.00
			CON TX	569.25
			PRFEE	1.00
			WDEED	6.00
			TOTAL	576.25
			CHECK	576.25
10/19/90	01		08:15 0001	1295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65836

IDENTIF. TREFERENCE

OCT 19 8 13 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 365477