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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: 30549)

PETER 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: $ 79500.00

Kristen M. DeLauer
Affiant

Sworn and subscribed before me this 7th day of December, 1990.
10th

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Kristen M. DeLauer
4032 West Lawn Drive
Nashville, TN 37209

MORTGAGEE:
Commercial Federal MortgageCorporation
2120 South 72nd Street
Omaha, NE 68124

MAP-PARCEL NUMBERS
103-8-116/25W-7135

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 **Linda Demith, now known as Linda Demith Conroy and spouse, Curt Conroy** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristen M. DeLauer,** 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 part of the westerly 50 feet of Lot No. 352 on the map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for said County and described as follows:

BEGINNING on the northerly margin of West Lawn Drive at the corner of Lot Nos. 351 and 352; thence northwardly with the line between said two lots 240 feet, more or less, to the southwest corner of the property conveyed to George I. Hicks and wife, by deed from Dan C. Hicks and wife, of record in Book 919, page 496, said Register's Office; thence with said Hicks' southerly line eastwardly 50 feet; thence southwardly 230 feet, more or less, to the northerly margin of West Lawn Drive; thence westwardly with the same 50 feet to the beginning.

BEING the same property conveyed to Linda Demith by deed from Jetton J. Brown, a widower who has not remarried, of record in Book 7977, page 479, Register's Office for Davidson County, Tennessee.

78724

IDENTIF. REFERENCE

Dec 11 10 43 AM '90

FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

8270 12/11 0101 03CHECK 269.35

This is improved property, known as: 4032 West Lawn Drive, Nashville, TN 37209

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 7th day of December, 1990.

Linda Demith Conroy
Linda Demith Conroy

Curt Conroy
Curt Conroy

State of Tennessee
County of Davidson

On this 7th day of December, 1990, before me the undersigned authority, personally appeared Linda Demith Conroy and Curt Conroy, 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 the execution as a free act and deed.

My Commission Expires: 9/26/92

Notary Public

PETER 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 _____

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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	79500.00
CON TX	262.35
PRFEE	1.00
WDEED	6.00
TOTAL	269.35
CHECK	269.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/11/90 01 10:42 0001 8270

78724

IDENTIF. REFERENCE

DEC 11 10 43 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380718