BOOK 8546 PAGE 261

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00.

Affiant

Sworn to and subscribed before me this 7 day of Feb, 1992.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Morris Kraft, et al	Same	Map- 72-7
210 25th Avenue North		Parcel 232
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, FRED D. OWNBY and wife, ALLIE G. OWNBY, hereinafter called Grantors, has bargained and sold, and by these presents does transfer and convey unto MORRIS KRAFT and MAXIE BIENER, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

9478 02/07 0101 03CHECK 73.60

LAND in Davidson County, Tennessee, being the east 20 feet of Lot No. 4, and all of Lot No. 5 on the Plan of Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for said County, described according to a survey made by James L. Murphy, Jr., dated April 10, 1967, as follows:

Beginning at a point in the southerly margin of McGavock Pike, being an iron pin located 167.2 feet westerly from the westerly margin or Riverside Drive; thence leaving said Pike, south 31 deg 45' east 160 feet to a point in the northerly margin of a 12 foot alley; thence along the margin of said alley, south 58 deg 15' west 70 feet to an iron pin; thence north 31 deg 45' west 160 feet to an iron pin in the southerly margin of McGavock Pike; thence with the margin of the same, north 85 deg 15' east 70 feet to the point of beginning.

BEING the same property conveyed to FRED D. OWNBY and wife ALLIE G. OWNBY by deed from Hendry and Merritt Development Company of record in Book 4307, page 569, Register's Office for Davidson County, Tennessee.

( ) improved
This is ( ) unimproved property, known as ..... McGavock Pk Nashville, Tn.
(House No.) (Street/P. O. Address) (City or Town)

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and We do covenant with the said Grantees that we are lawfully seised 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, assigns 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 hands this 6 day of February, 1992.

Fred D. Ownby
FRED D. OWNBY, Grantor

Allie G. Ownby
ALLIE G. OWNBY, Grantor

STATE OF TENNESSEE)
)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRED D. OWNBY** and wife, **ALLIE G. OWNBY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of February, 1992.

Trudy L. Turner
NOTARY PUBLIC

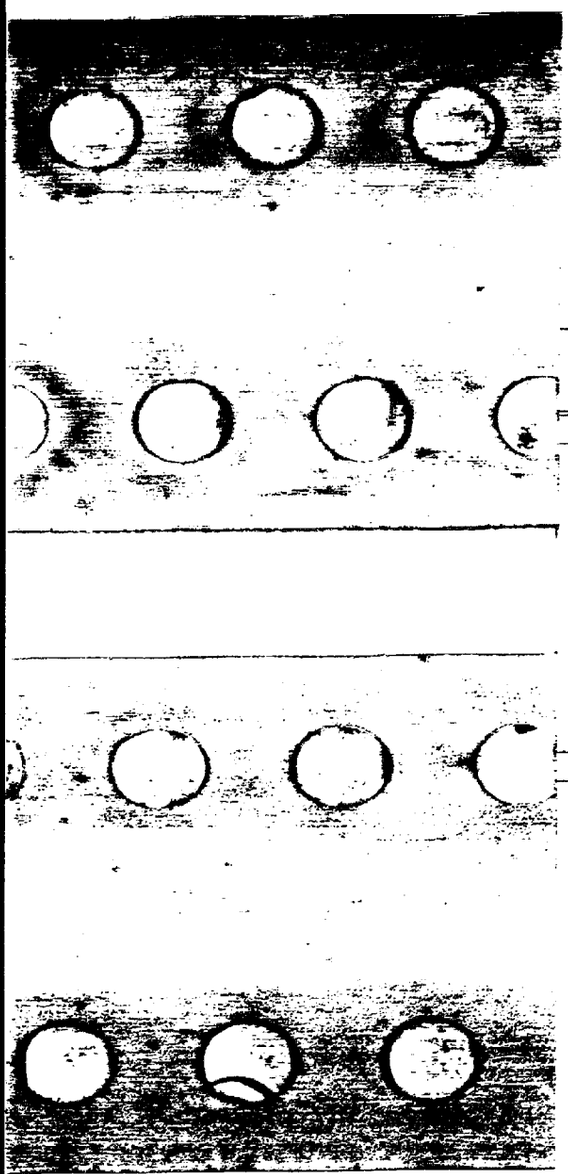
My Commission Expires: July 23, 1994

PICK-UP

TENNESSEE REFERENCE
FEB 7 3 21 PM '92

0 2 6 7 3

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 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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 6.00
TOTAL 73.60
CHECK 73.60

02/07/92 01 15:21 0001 9478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8267.3

IDENTIFI REFERENCE

FEB 7 3 21 PM '92

DAVIDSON COUNTY, TN.

No. 500076