This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

WARRANTY DEED

4396 05/07 0101 03CHECK 92.10

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Joe W. Ridley
Janet M. Howard
92 Fain Street
Nashville, TN 37210

Same

93-16
Parcel 180

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $23,000.00.

Joe W Ridley
Affiant

Subscribed and sworn to before me, this 23rd day of March, 1992

David M Smythe
Notary Public at Large

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON

My Commission Expires: 5-23-94

FOR AND IN CONSIDERATION of the sum of $23,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Wayne Stevens d/b/a M & W Investments (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Joe W. Ridley and Janet M. Howard, as tenants in common (hereinafter "Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Subdivision of the Kocsis Property, not of record, being sometimes called Lot No. 3 in the Division of said property and more particularly described as follows:
>
> Beginning in the north margin of Fain Street, 91 feet west of the northwest corner of Fain Street and Fairfield Avenue, being the southwest corner of the property conveyed to Ella S. Donlon by deed from Jacobs H. Doyle, as of record in Book 1005, page 589; thence with Donlon's line, North 165 feet to an alley; thence West with the south margin of said alley, 36 feet to a point; thence South 165 feet to the north margin of Fain Street; thence East with said street, 36 feet to the point of beginning.
>
> Being a the same property conveyed to M & W Investments by Special Warranty Deed from First American National Bank of record in Book 8560, Page 836, Register's office for Davidson County, Tennessee.

Wayne Stevens is a sole owner or proprietor doing business as (d/b/a) M & W Investments.

This is improved property with a mailing and street address of 92 Fain Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said premises to the said Grantees, their heirs and assigns forever.

And said Grantor, for himself and for his heirs, representatives, successors, executors, administrators and assigns does hereby covenant with said Grantees, their heirs, executors, administrators, representatives, successors and assigns that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever; and that said premises are free from all encumbrances except those easements, restrictions, setback requirements or other conditions of record in the Davidson County Register of Deeds offices with regard to the property, and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, Grantor has executed this instrument this the date first above written

Wayne Stevens d/b/a M & W Investments

By: Wayne Stevens
Wayne Stevens

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainor, Wayne Stevens d/b/a M & W Investments, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of March, 1992.

David M Smith
Notary Public at Large

DAVID M SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5-23-94

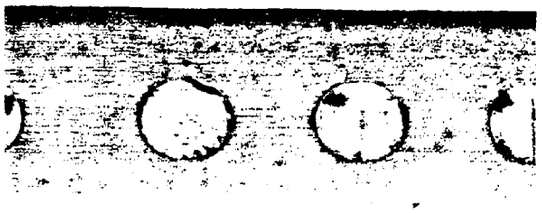
08212

IDENTIFICATION REFERENCE

MAY 7 8 33 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8620 PAGE 589

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	23000.00
CON TX	85.10
PRFEE	1.00
WDEED	6.00
TOTAL	92.10
CHECK	92.10

05/07/92 01 08:33 0001 4396

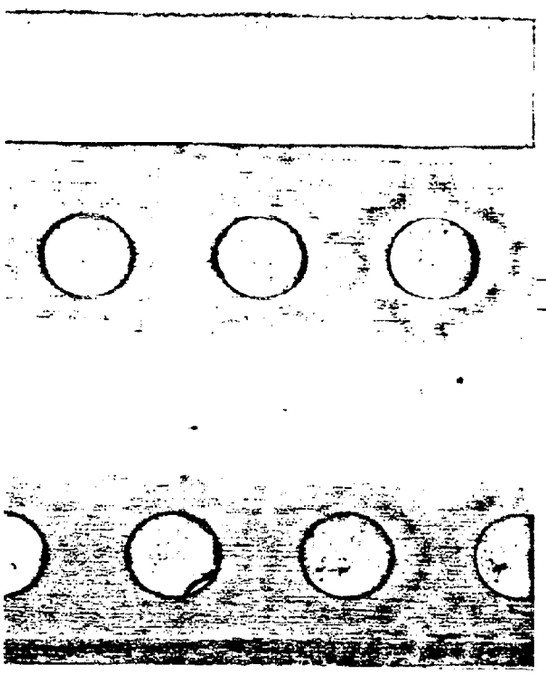
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08212

IDENTIFICATION REFERENCE

MAY 7 8 33 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



No. 528651