Box 58

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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31885)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 125000.00

Affiant

Sworn and subscribed before me this
22nd day of May, 1992.

Notary Public

My Comm. Expires: 3/23/96

ADDRESS NEW OWNER:
Sandra G. Singletary
1601 17th Avenue South
Nashville, TN 37212

RESPONSIBLE FOR PAYMENT OF TAXES:
Same

MAP-PARCEL NUMBERS:
104-9-281

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 **Karen A. Kerce, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sandra G. Singletary and Jay M. Singletary, both single persons, joint tenants with the right of survivorship,** 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 Lot No. 5 on the plan of O.H. Shield's Subdivision of Lot No. 55 and other lots in O.B. Hayes Plan of large lots called "Rokeby", of record in Book 161, page 158, Register's Office for said County.

Said Lot No. 5 fronts 55 feet on the westerly margin of 17th Avenue South, formerly Addison Street, and extends back between parallel lines 157.9 feet to an alley.

Being the same premises conveyed to Karen A. Kerce, unmarried, by deed from Wolfgang Sauermann and wife, Kathryn K. Sauermann of record in Book 8301, page 391, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

13320

IDENTIF. REFERENCE

MAY 26 3 18 PM '92

0183 05/26 0101 03CHECK 469.50

This is improved property, known as: 1601 17th Avenue South, Nashville, TN 37212

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 22nd day of May, 1992.

Karen A. Kerce

Karen A. Kerce

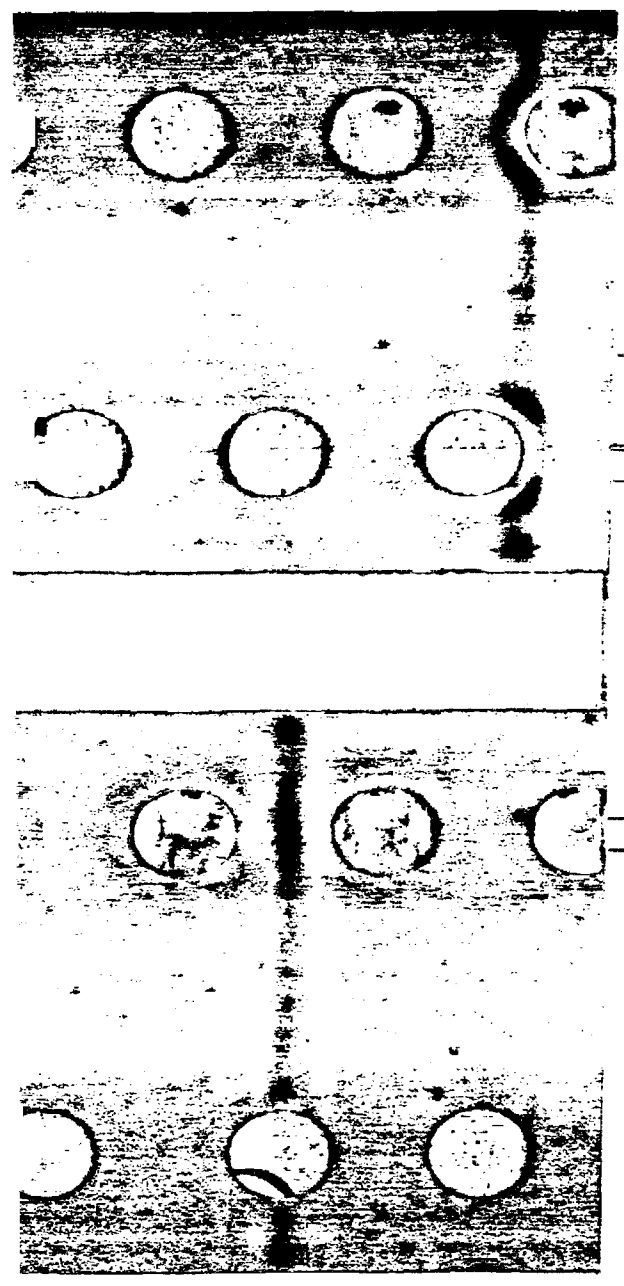
State of Tennessee
County of Davidson

On this 22nd day of May, 1992, before me the undersigned authority, personally appeared Karen A. Kerce, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public



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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 6.00
TOTAL 469.50
CHECK 469.50
05/26/92 01 15:17 0001 0183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13320

IDENTIF. REFERENCE

MAY 26 3 18 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 534341