THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

George R. Graham
Affiant

Subscribed and sworn to before me this 21st day of May, 1992.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
GEORGE R. GRAHAM and E. MICHAEL FLEENOR 1302 Eastland Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-5 PARCEL 279 23W 10185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND AND 00/100 ($95,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **FREDERICK G. HIBBERT and wife, THERESA S. HIBBERT,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GEORGE R. GRAHAM and E. MICHAEL FLEENOR, both unmarried, as Joint Tenants with Right of Survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 20.0 feet of Lot No. 15 and the westerly 30.0 feet of Lot No. 16 of Block "A" on the Plan of F.O. Beasley's Addition to East Nashville of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 15 and 16 front together 50.0 feet on the southerly side of Eastland Avenue, formerly the Vaughn Pike, and run back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Frederick G. Hibbert and wife, Theresa S. Hibbert, by deed from Vintage Investments, a Tennessee General Partnership, of record in Book 8520, page 408, Register's Office for Davidson County, Tennessee.

This is improved property known as 1302 Eastland Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of F.O. Beasley's Additin to East Nashville, of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of May, 1992.

FREDERICK G. HIBBERT

THERESA S. HIBBERT

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 FREDERICK G. HIBBERT & THERESA S. HIBBERT, 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 this 21st day of May, 1992.

Notary Public

My Commission Expires:

2-3-94

13386

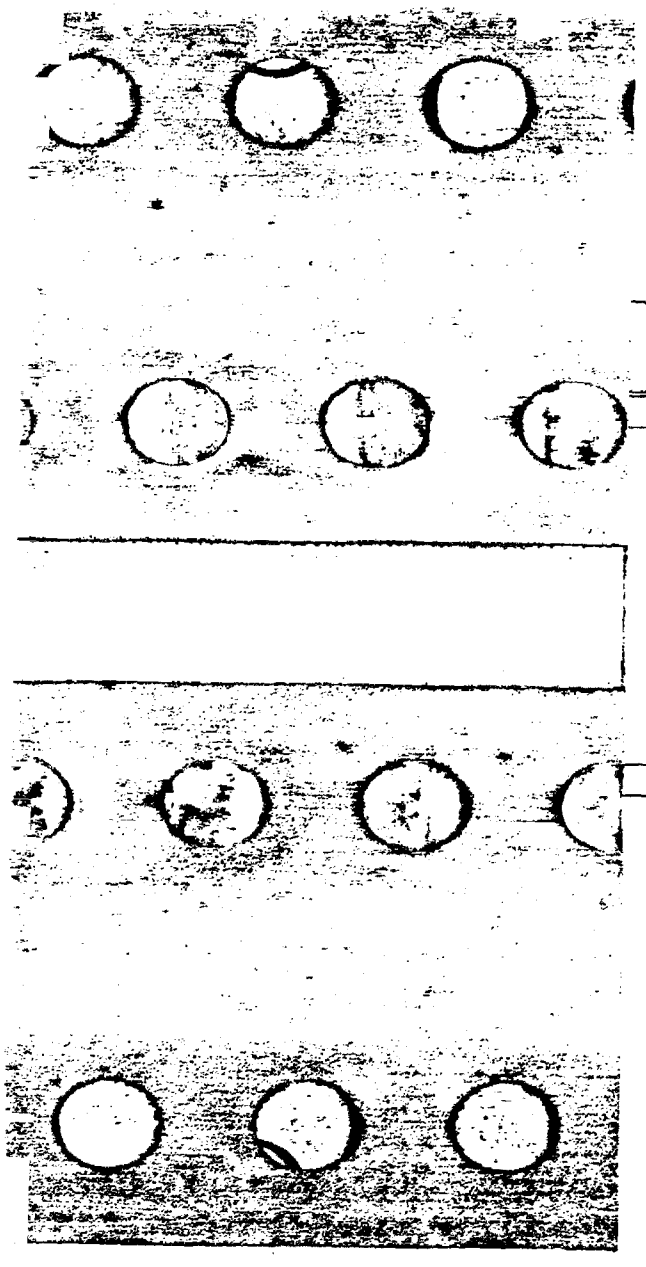
IDENTIF. T REFERENCE

MAY 27 8 33 AM '92

REGISTER
DAVIDSON COUNTY TN.

0268 05/27 0101 03CHECK 358.50

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



RECEIVED OF _____

FOR _____

BOOK 8634 PAGE 393

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	95000.00
			CON TX	351.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	358.50
			CHECK	358.50
05/27/92		01	08:33	0001 0268

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

133886

IDENTIF. TREFERENCE

MAY 27 8 33 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 534423