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 $102,000.00.

Mary L. Faulkner
Affiant

Subscribed and sworn to before me this 26th day of May, 1992.

Notary Public

My Commission Expires: 12-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MARY L. FAULKNER 2113 18th Avenue, South Nashville, Tennessee 37212	SAME	MAP 104-12 PARCEL 208 24W 02065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWO THOUSAND AND 00/100 ($102,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **STEPHEN M. USERY and wife, JAYNE M. USERY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARY L. FAULKNER, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of Lenox Place of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 50.0 feet on the westerly side of 18th Avenue, South, formerly Baxter Avenue, and runs back between parallel lines 141.0 feet, more or less.

BEING the same property conveyed to Stephen M. Usery and wife, Jayne M. Usery, by deed from Frances Skelly of record in Book 6561, page 12, Register's Office for Davidson County, Tennessee.

This is improved property known as 2113 18th Avenue, South, Nashville, Tennessee 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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE 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 Grantee.

2. Matters shown on the Plan of Lenox Place, of record in Book 161, page 171, 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of May, 1992.

Stephen M. Usery by Jayne M. Usery atty. in fact
STEPHEN M. USERY

Jayne M. Usery
JAYNE M. USERY

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 JAYNE M. USERY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 1992.

Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAYNE M. USERY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN M. USERY, and acknowledged that she executed the same as the free act and deed of the said STEPEHN M. USERY.

WITNESS my hand and seal this 26th day of May, 1992.

Notary Public

My Commission Expires:

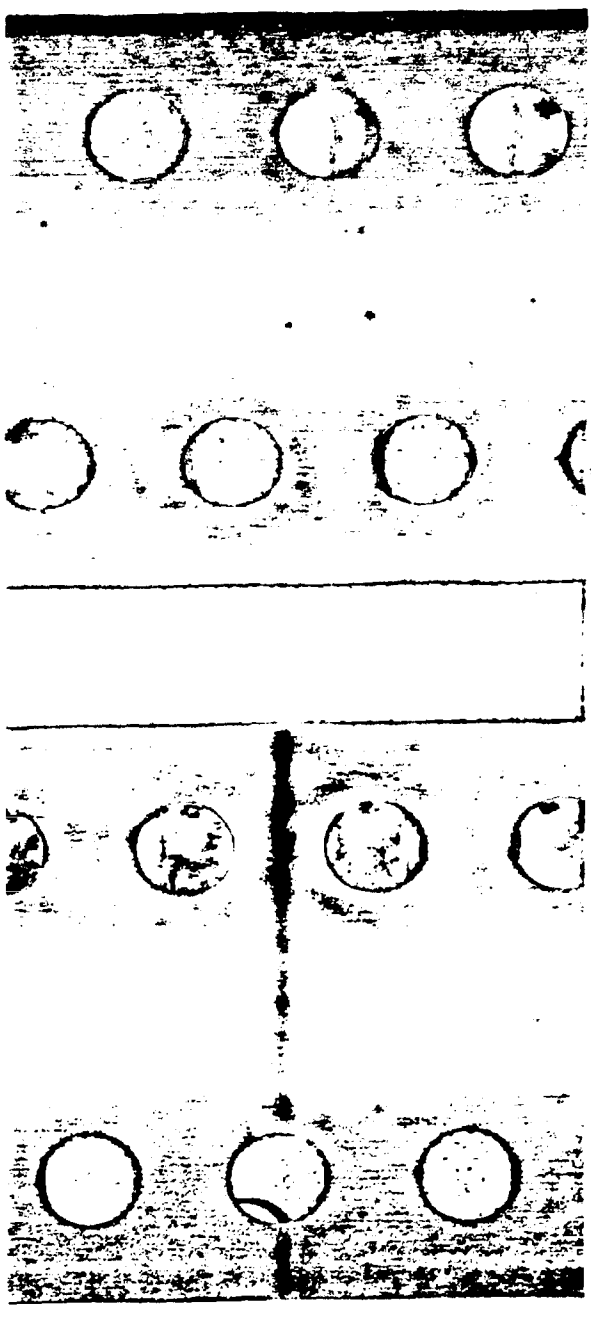
1-23-44

3611 05/28 0101 03CHECK 384.40

IDENTIF. REFERENCE

MAY 28 8 24 AM '92

13699



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8635 PAGE 498

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 102000.00
CON TX 377.40
PRFEE 1.00
WDEED 6.00
TOTAL 384.40
CHECK 384.40

05/28/92 01 08:22 0001 0611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13699 IDENTIF. REFERENCE

MAY 28 8 24 '92

DAVIDSON COUNTY

No. 534761