This Instrument Prepared By:

Thomas I. Bottorff
One Maryland Farms, Suite 102
Brentwood, TN 37027

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WARRANTY DEED

BOOK 8645 PAGE 161

ADDRESS NEW OWNER:
Eric Glasser and Teresa Glasser
516 Westward Winds Dr.
Nashville, TN 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Standard Federal Savings Bank
P. O. Box 9481
Gaithersburg, Maryland 20898

MAP AND PARCEL:
MAP 142-10
GROUP
PARCEL 18

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the assumption of a Deed of Trust of record in Book 7500, page 603, Register's Office, Davidson County, TN, with an approximate balance of $68,494.76, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Edward Michell Bates, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Eric Glasser and wife, Teresa Glasser, 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of Westward Winds of record in Book 3700, page 32, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Edward Michell Bates, unmarried, by deed from Claudia Griffin and Evelyn L. Griffin of record in Book 7500, page 599, Register's Office for Davidson County, Tennessee.

This is improved property known as 515 Westward Winds Dr., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

3575 06 05 0101 03CHECK 300.39

This conveyance is further made subject to:

1. Real property taxes for 1992 and subsequent years.

2. Deed of Trust executed by Edward Eric Glasser, unmarried, to Arnold M. Weiss, Trustee, of record in Book 7500, page 603, Register's Office, Davidson County, TN, to secure to Sears Mortgage Corporation the payment of a promissory note in the original principal amount of $73,000.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eric Glasser and wife, Teresa Glasser, their heirs and assigns, forever; and we, Edward Michell Bates, unmarried, do covenant with the said Grantees that we are lawfully seized 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 1st day of June, 1992.

Edward Michell Bates

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edward Michell Bates, unmarried 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 1st day of June, 1992.

NOTARY PUBLIC

My Commission Expires: March 12, 1994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 79,295.76.

AFFIANT

Subscribed and sworn to before me
this 1st day of June, 1992.

NOTARY PUBLIC

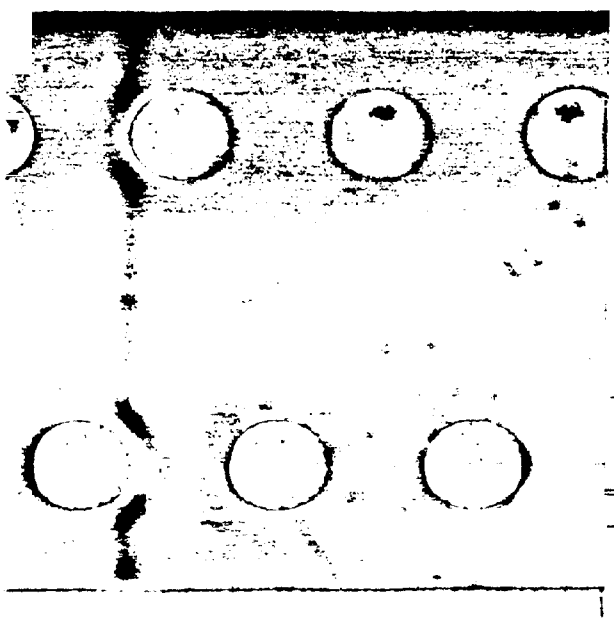
My Commission Expires: March 12, 1994

16999

IDENTIF. REFERENCE

JUN 5 12 53 PM '92

FEE $ 1.00 REGISTER
DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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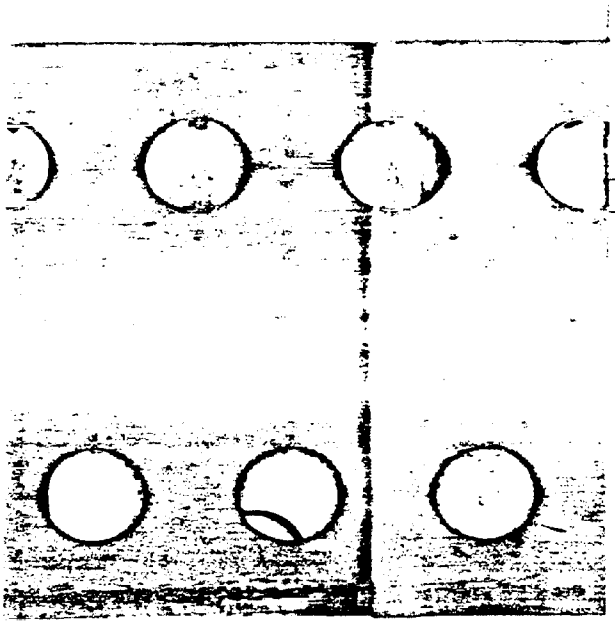
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79295.76
CON TX 293.39
PRFEE 1.00
WDEED 6.00
TOTAL 300.39
CHECK 300.39

06/05/92 01 12:51 0001 8575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



16999

IDENTIF. REFERENCE

JUN 5 12 53 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 538357