WARRANTY DEED

After Recording Hold For:
Marbut Glenn Gaston, Jr.

FROM: William C. Demetree and Lee Chira, Grantors

TO: Geraldine C. Varney Grantee

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Geraldine C. Varney

6837 Collinswood Dr.
Nashville, TN 37221

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Empire of America Realty Credit Corp.
Empire Plaza, 100 Seneca St.
Buffalo, NY 14203

Map-Parcel Numbers

155-8C-179
9D-80425

(MN. TITLE AQ 249621 OWNERS TITLE)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3485 08/25 0101 03CHECK 579.10

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifty-Three Thousand Dollars ($153,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of August, 1992.

Notary Public

My Commission Expires: 1-27-96

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, William C. Demetree and Lee Chira, Grantors, have bargained and sold, and by these presents does transfer and convey unto the said Geraldine C. Varney, Grantee, her heirs, successors 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. 179 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Grantors from Lee Chira, Trustee by deed of record in Book 8604, page 58, Register's Office for Davidson County, Tennessee.

Grantors herein also convey the water tap and sewer tap for said lot.

This is improved property known as Autumwood Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which are prorated and will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, and Book 7964, page 33, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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, successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 18th day of August, 1992.

William C. Demetree

WILLIAM C. DEMETREE

LEE CHIRA

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, Madelyn Boelter, a Notary Public of said County and State, WILLIAM C. DEMETREE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office this 18th day of August, 1992.

Madelyn Boelter
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES MAR. 31 1994. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, EUGENE J CARLSON, a Notary Public of said County and State, LEE CHIRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office this 19th day of August, 1992.

Notary Public
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 26, 1992
BONDED THRU HUCKLEBERRY & ASSOCIATES

My Commission Expires:

39304

IDENTIFICATION REFERENCE

Aug 25 8 55 AM '92

DAVIDSON COUNTY, TN

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 8709 PAGE 962

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 153000.00
CON TX 566.10
PRFEE 1.00
WDEED 12.00
TOTAL 579.10
CHECK 579.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/92 01 08:56 0001 3485

39304

IDENTIFICATION REFERENCE

AUG 25 8 55 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 563222