THIS INSTRUMENT PREPARED BY:
FRANK G. ABERNATHY, ESQ.
McMACKIN, GARFINKLE, McLEMORE & WALKER
150 FOURTH AVENUE NORTH, SUITE 1650
P.O. BOX 2758
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $110,000.00.

Lelia Belle Walker
Affiant

Sworn to and subscribed before me this 30th day of October, 1992.

Notary Public

My Commission Expires: 1-27-96

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills to:	Map-Parcel Numbers
George G. and wife, Karren Teren	same	104-10-0 055.00
306 Elmington Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Lelia Walker, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto George G. Teren and wife Karren Teren, (collectively "Grantee"), their heirs and assigns, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot "A" on the Map showing subdivision of lots Nos. 16, 17, and 18 in Elmington Place Subdivision, as of record in Book 547, page 43, Register's Office for said County.

Said lot "A" fronts 57.6 feet on the northeasterly side of Elmington Avenue and extends back 156 feet on the northerly line and 169 feet 7 inches on the southerly line with the northerly margin of Richardson Avenue to a dead line, measuring 83 feet 7 inches thereon.

Being the same property conveyed to Frank W. Walker and wife, Lelia Belle Walker, by warranty deed from J.W. McMillen and wife, of record in Book 2395, page 438, said Register's Office. The said Frank W. Walker having since died.

This is improved property known as 306 Elmington Avenue, Nashville, Tennessee 37205.

The above description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

Said property is conveyed subject to the following matters:

1. Current real property taxes, which have been assumed by Grantee.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said real property to Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 30th day of October, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SELLER

Lelia Belle Walker
Lelia Belle Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3077 10/30 0101 03CHECK 416.00

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lelia Walker, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who upon oath, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office of Nashville, Davidson County, Tennessee, this 30th day of October, 1992.

Notary Public

My Commission Expires: 1-27-96

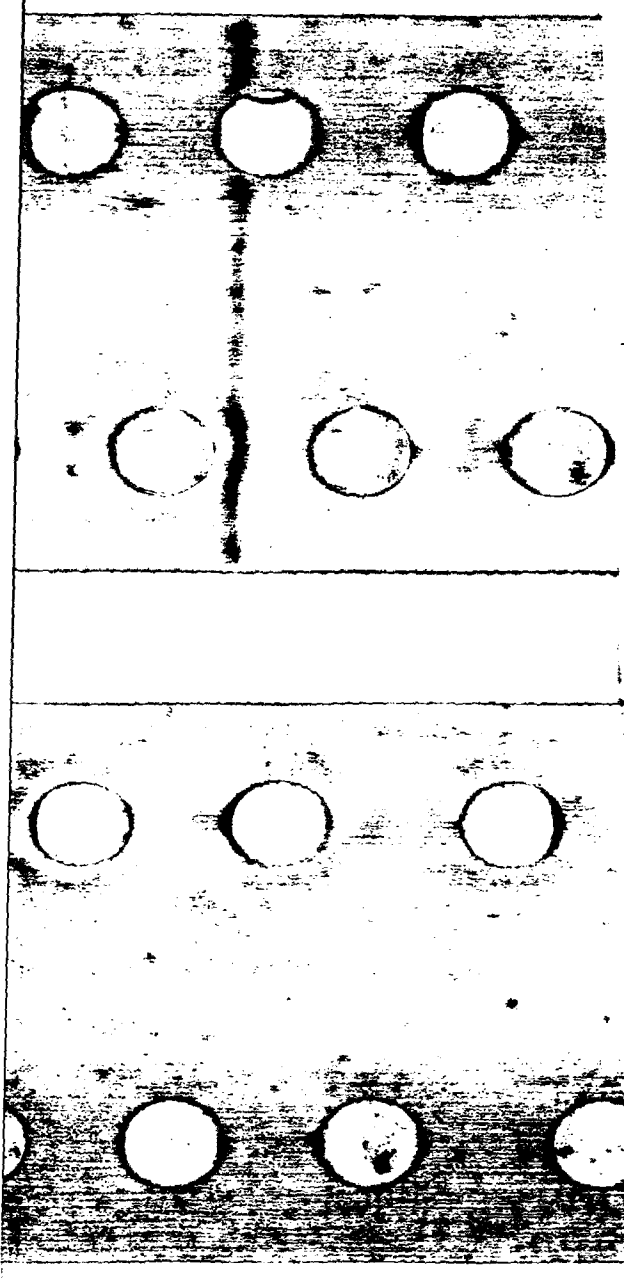
5.8.6 4.3

IDENTIFICATION

OCT 30 2 48 PM '92

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.



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

RECEIVED OF _____

FOR _____

BOOK 8771 PAGE 673

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
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/30/92 01 14:47 0001 607

5.96 4.3

IDENTIFICATION REFERENCE

Oct 30 2 49 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58549