BOOK 8802 PAGE 527

FROM: JENNIFER CRISTIE MAYOR, UNMARRIED

TO: MICHAEL G. MERRITT AND WIFE, MARCELLA Y. MERRITT

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1200
414 UNION STREET
NASHVILLE, TENNESSEE 37239-1200

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Michael G. Merritt and wife, Marcella Y. Merritt 105 South 12th Street Nashville, TN 37206	Margaretten & Company P. O. Box 26388 Richmond, VA 23260	Map 83-9 Parcel 173

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,634.21.

Affiant

Subscribed and sworn to before me, this the 30 day of November, 1992.

Notary Public

My Comm. Expires: 1-23-93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Jennifer Cristie Mayor, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Michael G. Merritt and wife, Marcella Y. Merritt, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 105 South 12th Street, Nashville, Tennessee 37206.

Upon acceptance of this General Warranty Deed, Grantees hereby asssume the indebtedness secured by a Deed of Trust of Record in Book 7219, page 679, Register's Office for Davidson County, Tennessee, now payable to Margarette & Company, Inc.

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, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenants and binds herself, her heirs, successors, assigns, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 13th day of November, 1992.

Jennifer Cristie Mayor
JENNIFER CRISTIE MAYOR

STATE OF Georgia)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Cristie Mayor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NationsBank, Atlanta, this the 13th day of November, 1992.

Marilyn J Bradley
NOTARY PUBLIC

Notary Public, Fulton County, Georgia
My Commission Expires: My Commission Expires August 6, 1993

NOTARY PUBLIC FULTON COUNTY, GA

22819/CAW
HBT303-60974/ 7/7/92

EXHIBIT A

Land in Davidson County, Tennessee, being the South fifty-nine (59) feet of Lot No. 7 on the Map of East Edgefield, now East Nashville, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts fifty-nine (59) feet on the east side of South 12th Street and runs back between parallel lines, along the north margin of the first alley south of Woodland Street, fifty (50) feet to the west line of Lot No. 6.

Being the same property conveyed to Jennifer Cristie Mayor, unmarried, by Warranty Deed from Heritage Properties, Inc., a Tennessee corporation, of record in Book 7219, page 676, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1992 Davidson County property taxes - a lien but not yet due and payable.

2. Deed of Trust of record in Book 7219, page 679, Register's Office for Davidson County, Tennesee.

6 9 8 5 3

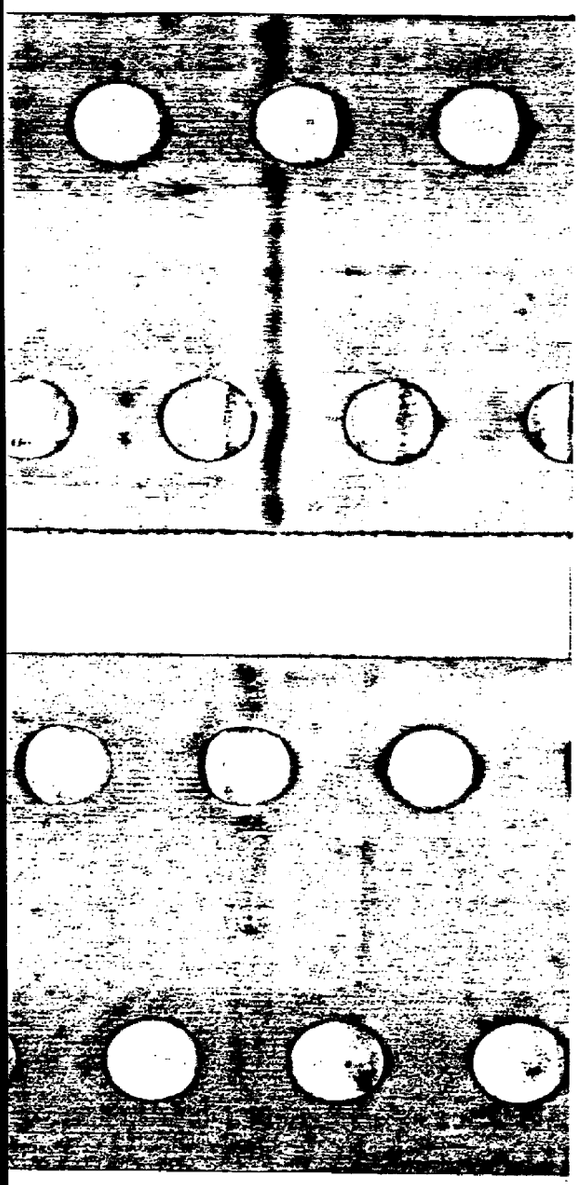
IDENTIFICATION

DEC 2 3 52 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7346 12/02 0101 03CHECK 244.62

22819/CAW
NBT503-00974/ 11/30/92



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

RECEIVED OF _____

FOR _____

BOOK 8802 PAGE 530

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 62634.21
				CON TX 231.62
				PRFEE 1.00
				WDEED 12.00
				TOTAL 244.62
				CHECK 244.62
			12/02/92 01	15:51 0001 7346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9.8.5.3.

IDENTIFICATION REFERENCE

Dec 2 3 59 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 596603