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 $41,484.56.

Linda G. Gilbert
Affiant

Subscribed and sworn to before me this 7th day of December, 1992.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
LINDA G. GILBERT 945 Seymour Avenue Nashville, Tennessee 37206	EMPIRE OF AMERICA 100 Seneca Street Buffalo, NY 14203-2933	MAP 82-04 PARCEL 405 27W 19200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY ONE THOUSAND FOUR HUNDRED EIGHTY FOUR AND 56/100 ($41,484.56) DOLLARS,

(a) of which SEVENTEEN THOUSAND SIX HUNDRED and 00/100 ($17,600.00) DOLLARS has been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor hereby acknowledges, and

(b) of which TWENTY THREE THOUSAND EIGHT HUNDRED EIGHTY FOUR AND 56/100 ($23,884.56) DOLLARS, Grantee has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original princiapl amount of $31,800.00, payable to Federated Financial Mortgage Corporation and secured by Deed of Trust of record in Book 5485, page 519, Register's Office for Davidson County, Tennessee.

I, **BRENDA KAY KENNEDY, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **LINDA G. GILBERT, 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. 13 on the Plan of A. W. Hooker's Addition to East Nashville, of record in Book 57, apge 131, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Brenda Kay Kennedy, unmarried, by deed from Greg M. Williams and wife, Hortense N. Williams, of record in Book 5676, page 972, Register's Office for Davidson County, Tennessee.

This is improved property known as 945 Seymour Avenue, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEE 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, 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 A. W. Hooker's Addition to East Nashville, of record in Book 57, page 131, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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 I have hereunto set my hand on this the 7th day of December, 1992.

BRENDA KAY KENNEDY

LINDA G. GILBERT-Grantee

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 Brenda Kay Kennedy and Linda G. Gilbert, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December, 1992.

Notary Public

My Commission Expires:

11-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

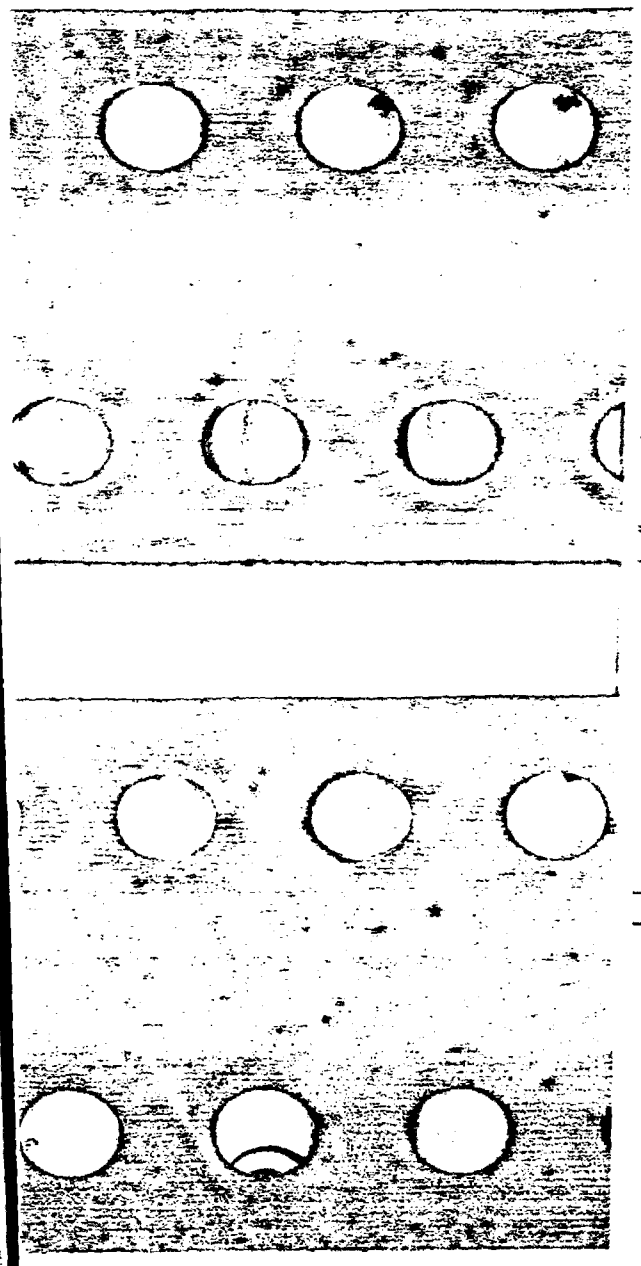
7.2606

IDENTIFICATION REFERENCE

Dec 10 11 21 AM '92

DAVIDSON COUNTY, TN

0449 12/10 0101 03CHECK 162.55



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

RECEIVED OF _____

FOR _____

BOOK 8810 PAGE 585

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	41484.56
			CON TX	153.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	162.55
			CHECK	162.55
12/10/92	01		11:22 0001	0449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2606.

IDENTIFICATION REFERENCE

Dec 10 11 24 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 599669