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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150154
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 32640)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 90,000.00

Affiant

Sworn and subscribed before me this 10th day of December, 1992.

Notary Public

My Comm. Expires: 7/22/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Robert A. McCluskey 2126 Blair Boulevard Nashville, Tennessee 37212	SAME	104-15-152

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Edward Lantz and John Harvey Lantz**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert A. McCluskey, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 15 and all of Lot Nos. 16 and 17 on the map of St. Bernard Place, as of record in Book 161, Page 171, Register's Office for said County.

SAID part of Lot No. 15 and all of Lot Nos. 16 and 17, front together 110 feet on the northerly side of Blair Boulevard, formerly Long Avenue, and run back 135.58 feet onthe westerly line and 136.46 feet, more or less, on the easterly line to an alley, measuring 110 feet thereon.

BEING the same property conveyed to John Edward Lantz and wife Ruth Cox Lantz by deed from Bess W. Dowlen, a widow, of record in Book 1627, Page 517, said Register's Office. Ruth Cox Lantz died. John Edward Lantz subsequently died, unmarried, testate, a resident of Georgia, by will of record in Minute Book 1258, Page 26, Probate Court Clerk's office for Dekalb County, Georgia. John Edward Lantz devisied subject property to Thomas Edward Lantz, John Harvey Lantz and Alma Esther Lantz. A certified copy of said will establishing an ancillary probate is of record in the Davidson County, Tennessee, Probate Court Clerk's Office, Docket #97938.

7.32 7.8.

IDENTIFICATION REFERENCE

DEC 14 9 48 AM '92

ELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

1245 12/14 0101 03CHECK 342.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property, known as: 2126 Blair Boulevard, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10 day of December, 1992.

Thomas Edward Lantz

John Harvey Lantz

State of Georgia
County of DEKALB

On this 10 day of December, 1992, before me the undersigned authority, personally appeared **Thomas Edward Lantz and John Harvey Lantz** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in, and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

Notary Public, Gwinnett County, Georgia
My Commission Expires July 21, 1995

My Commission Expires: _____

Notary Public



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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

12/14/92 01 09:44 0001 1245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 2.7.8.

IDENTIFICATION REFERENCE

Dec 14 9 45 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 600451