PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 32666)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 295000.00

Affiant

Sworn and subscribed before me this 15th day of December, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Joshua A. Nemzoff 5825 Robert E. Lee Drive Nashville, Tennessee 37215	CTX Mortgage Company P. O. Box 19000 Dallas, Texas 75219-9000	145-9-38

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 **John Robert Hiatt and spouse, Nancy S. Hiatt,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua A. Nemzoff and spouse, Susan M. Nemzoff,** 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 Lot No. 93 on the plan of Tyne Valley Estates, Section 5, of record in Book 3600, page 54, Register's Office for said County.

SAID Lot No. 93 fronts 190.8 feet on the westerly margin of Robert E. Lee Drive and extends back 369.8 feet on the northerly line and 370.1 feet on the southerly line to a line in the rear, measuring 188.36 feet thereon.

BEING the same property conveyed to John Robert Hiatt and wife, Nancy S. Hiatt by deed from Kevin O'Brien and wife, Suzanne O'Brien, of record in Book 7784, Page 766, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of John Robert Hiatt and spouse, Nancy S. Hiatt by Larry Cherry as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

7.50
3.0
IDENTIFI REFERENCE
DEC 13 10 AM '92
DAVIDSON COUNTY, TN

3:? 12?13 0101 03CHECK 1100.50

This is improved property, known as: 5825 Robert E. Lee Drive, Nashville, Tennessee 37215

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 15th day of December, 1992.

John Robert Hiatt, By: Larry Cherry, Atty-In-Fact

Nancy S. Hiatt, By: Larry Cherry, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of December, 1992, before me the undersigned authority, personally appeared **Larry Cherry**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public

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 **Larry Cherry**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John Robert Hiatt and spouse, Nancy S. Hiatt**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of December, 1992.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: John Robert Hiatt and Nancy S. Hiatt

TO: Joshua A. Nemzoff and Susan M. Nemzoff

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Larry Cherry
Larry Cherry, Affiant

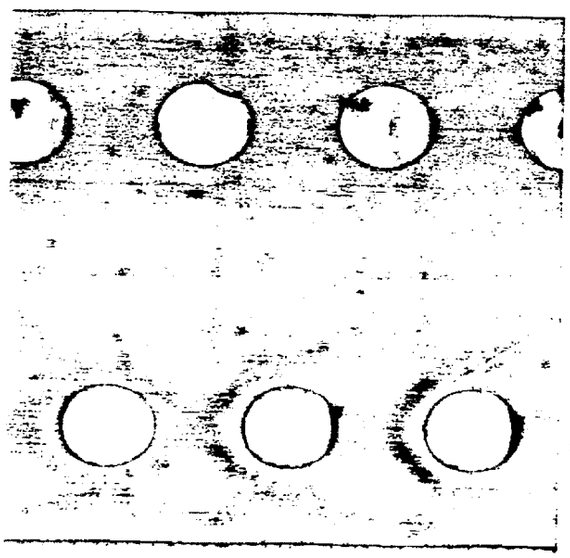
Sworn to and subscribed before me this

15th day of December, 1992.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____ 3337 12/18 0101 03CHECK 20.00

FOR _____

BOOK 8817 PAGE 733

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
295000.00
CON TX 1071.50
PRFEE 1.00
WDEED 8.00
~~TOTAL 1080.50~~
~~CHECK 1080.50~~

12/18/92 01 10:09 0001 3196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.0.3.0.

IDENTIFICATION REFERENCE

Dec 18 10 10 AM '92

DAVIDSON COUNTY, TN

Total 1100.50

VOID
~~CON TX 1071.50~~
CON TX 1091.50
~~TOTAL 20.00~~
~~CHECK 20.00~~

12/18/92 01 No. 602368