This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

BOOK 8822 PAGE 135

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert W. Queen	Walker Mortgage, Inc.	132-01-0 060.00
(NAME) 908 Buford Place	(NAME) Two Maryland Farms, Suite 121	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37204	(STREET ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Robert W. Queen and wife, Cheryl K. Queen and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Mark A. Behrends and wife, Leslie E. Behrends

have this day bargained and sold, and do hereby transfer and convey unto the said Robert W. Queen and wife, Cheryl K. Queen

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for said County.

Said Lot No. 146 fronts 100 feet on the northerly side of Buford Place and runs back 201 feet on the westerly line and 202.3 feet on the easterly line, to a dead line, on which it measures 109 feet.

Being the same property conveyed to Mark A. Behrends and wife, Leslie E. Behrends by deed from Roy Frederick Moody and wife, Allene Pettus Moody, of record in Book 7737, page 175, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 115,500.00

Affiant

Subscribed and sworn to before me this the 18th *day of* December *19* 92

Notary Public

My Commission expires: 11/7/95 *(Affix Seal)*

This is improved (X) unimproved ( ) property, known as 908 Buford Place Nashville, Tennessee 37204 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 18th *day of* December *, 19* 92*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mark A. Behrends
Mark A. Behrends

Leslie E. Behrends
Leslie E. Behrends

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Mark A. Behrends and wife, Leslie E. Behrends

the within named 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 at Brentwood *Tennessee, this* 18th *day of* December *19* 92

Notary Public

Commission expires 11/9/95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____.

Witness my hand and official seal at _____, *Tennessee, this* _____ *day of* _____, *19* _____.

Notary Public

My Commission Expires _____

7.6.4 1.2.

WARRANTY DEED

IDENTIFICATION REFERENCE

FROM Mark A. Behrends and wife, Leslie E. Behrends

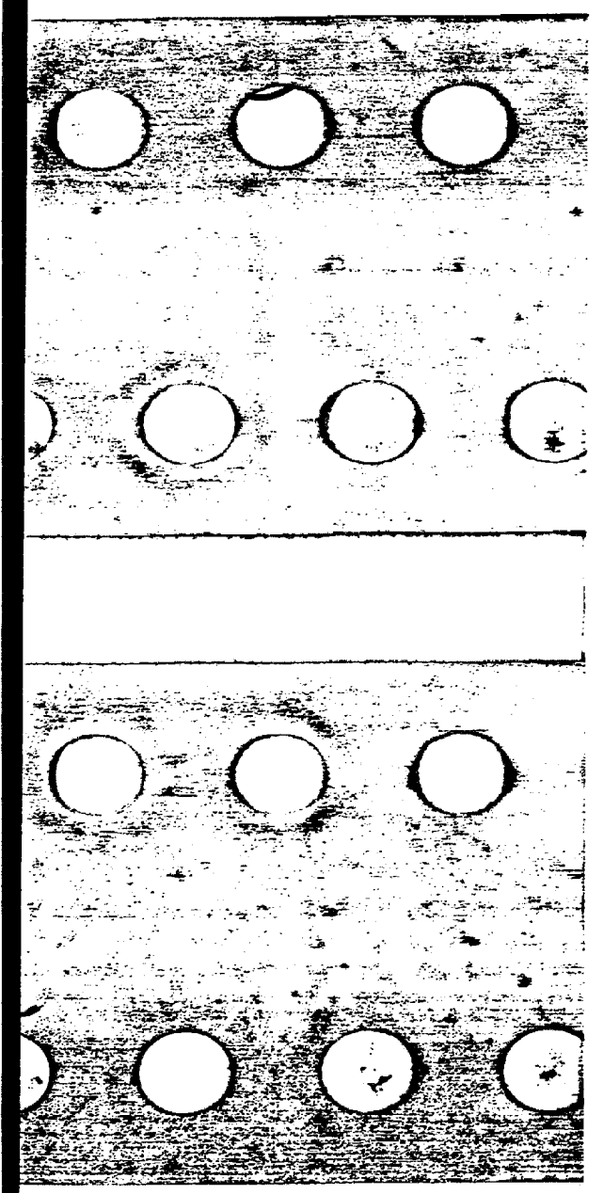
TO Robert W. Queen and wife, Cheryl K. Queen

DEC 23 9 47 AM '92

ELLIE Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN

4734 12/23 0101 03CHECK 436.25

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 161
Brentwood, Tennessee 37027
Phone (615) 371-8999



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 115500.00
				CON TX 427.35
				PRFEE 1.00
				WDEED 8.00
				TOTAL 436.35
				CHECK 436.35
12/23/92	01			09:46 0001 4734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.4 1.2

IDENTIFICATION REFERENCE

DEC 23 9 47 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 603882