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: 32700)
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: $ 160000.00

Affiant

Sworn and subscribed before me this 18th day of December, 1992.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Robert W. Duthie 220 Carden Avenue Nashville, Tennessee 37205	SAME	104-13-046

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 **Ellen P. Wagner ,a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert W. Duthie and spouse, E. Mavis Duthie,** 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 southerly 10.00 feet of Lot no. 37 and the northerly 50.00 feet of Lot No. 51 on the Map of Bransford Realty Company's Subdivision of certain lots in Block E, F, and G. in Whitland Realty Company's Subdivision, of record in Book 547, Page 53, Register's Office for Davidson County, Tennessee.

SAID parts of Lots 37 and 51 front together 60.00 feet on the easterly side of Carden Avenue and run back between parallel lines 210.00 feet to a dead line.

BEING the same property conveyed to Ellen P. Wagner, unmarried, by deed from R. Seth Cooper and wife, Suzanne N. Cooper, of record in Book 7394, Page 616, said Register's Office.

This instrument is executed on behalf of Ellen P. Wagner by Mary Lotka 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.

7.6.4 4.7.

IDENTIFICATION REFERENCE

DEC 23 10 20 AM '92

FILED FOR RECORD
LOIS Z. WILCOX II REGISTER
DAVIDSON COUNTY, TN

This is improved property, known as: 220 Carden Avenue, Nashville, Tennessee 37205

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 18th day of December, 1992.

Ellen P. Wagner

Ellen P. Wagner, By: Mary Lotka, Atty-In-Fact

State of Tennessee
County of Davidson

On this 18th day of December, 1992, before me the undersigned authority, personally appeared **Mary Lotka,** 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.

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

My Commission Expires: 7/27/96

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 **Mary Lotka**, 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 **Ellen P. Wagner**, 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 18th day of December, 1992.

Notary Public

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

My Commission Expires: 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ellen P. Wagner

TO: Robert W. Duthie and E. Mavis Duthie

A F F I D A V I T

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.

Mary Lotka
Mary Lotka, Affiant

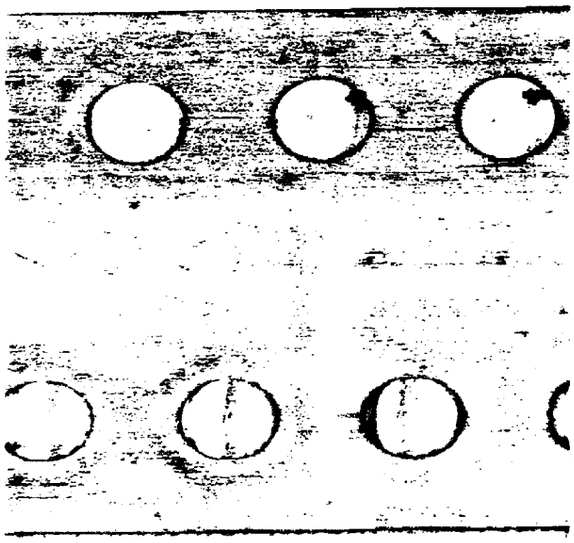
Sworn to and subscribed before me this
18th day of December, 1992.

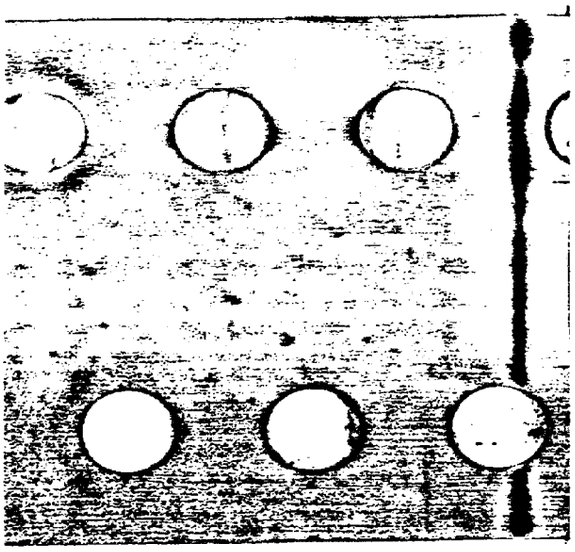
Notary Public

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

My Commission Expires: 7/27/96

4772 12/23 0101 03CHECK 601.00





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

RECEIVED OF _____

FOR _____

BOOK 8822 PAGE 252

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	160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	601.00
			CHECK	601.00
12/23/92		01	10:18 0001	4772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7. 6. 4. 4. 7.

IDENTIFICATION REFERENCE

DEC 23 10 20 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 603920