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 $***44,900.00.

Ronald S Moore
Affiant

Subscribed and sworn to before me this 21st day of January, 1993.

Notary Public

My Commission Expires: 1-15-94

8549

IDENTIFICATION REFERENCE

JAN 25 9 38 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
RONALD S. MOORE and wife, GENEVA L. MOORE 1105 Kirkland Avenue Nashville, Tennessee 37216	FIRST TENNESSEE BANK NA P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 72-2 PARCEL 169 15DZ 09085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FOUR THOUSAND NINE HUNDRED AND 00/100 ($***44,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **GEORGE TOWNE and wife, KATHIE TOWNE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RONALD S. MOORE and wife, GENEVA L. MOORE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

175.13

BEING the westerly part of Lot No. 45 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, being Lot No. 1 on the plan of the re-subdivision of Lot No. 45 and the west half of Lot No. 44 on the Plan of Inglewood Place of record in Book 547, page 24, said Register's Office.

SAID Lot No. fronts 63.0 feet on the northerly side of Kirkland Avenue and runs back 203.2 feet on the westerly line and 192.5 feet on the easterly line, to a dead line, measuring 31.5 feet thereon.

BEING the same property conveyed to George Towne and wife, Kathie Towne, by deed from James C. McBroom, Executor of the Estate of James Russell Ferebee, deceased, of record in Book 5907, page 807, Register's Office for Davidson County, Tennessee.

This is improved property known as 1105 Kirkland Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have 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 Grantees.

2. Matters shown on the Plan of Inglewood Place, of record in Book 332, page 101 and Book 547, page 24, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of January, 1993.

George Towne
GEORGE TOWNE

Kathie Towne
KATHIE TOWNE

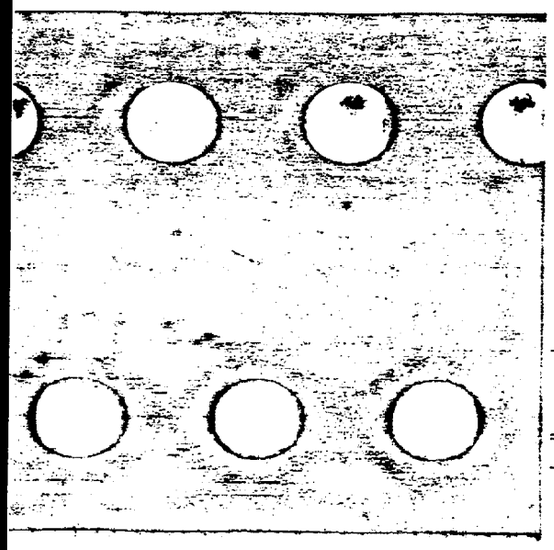
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

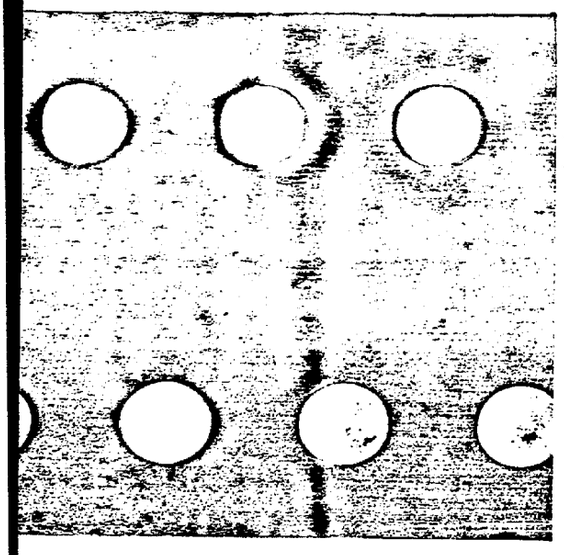
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE and KATHIE TOWNE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of January, 1993.

Notary Public

My Commission Expires:
3-22-94





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

RECEIVED OF _____

FOR _____

BOOK 8847 PAGE 46

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

MAMT 44900.00
ERR CO
MAMT 44900.00-
CAMT 44900.00
CON TX 166.13
PRFEE 1.00
WDEED 8.00
TOTAL 175.13
CHECK 175.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9118

8554 9

IDENTIFICATION REFERENCE

JAN 25 9 38 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 613841