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 $***85,000.00.

Affiant

Subscribed and sworn to before me this 20th day of January, 1993.

Notary Public

My Commission Expires: 1-22-94

8552 IDENTIFICATION REFERENCE JAN 25 9 43 AM '93 CLK & MSTR DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
DANIEL W. MORRIS and wife, KARIN B. HANEY 3818 Baxter AVenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 61-15 PARCEL 305 15DZ 06015

9121 01/25 0101 03CHECK 323.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND AND 00/100 ($***85,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **DOUGLAS D. BERKY and wife, MARIAN O. BERKY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DANIEL W. MORRIS and wife, KARIN B. HANEY,** 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:

BEING the southerly half of Lot No. 32 on the Map of the Subdivision of Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 32 fronts 50.0 feet on the easterly side of Baxter Street and runs back between parallel lines 225.0 feet to a dead line.

BEING tne same property conveyed to Douglas D. Berky and wife, Marian O. Berky, by deed from Ann Y. Allen, a single person, of record in Book 7618, page 65, Register's Office for Davidson County, Tennessee.

This is improved property known as 3818 Baxter Avenue, Nashville, Tennessee 37206.

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 Maplewood Home Tract, of record in

Book 421, page 174, 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 hand) on this the 20th day of January, 1993.

Douglas D. Berky
DOUGLAS D. BERKY

Marian O. Berky
MARIAN O. BERKY

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 DOUBLAS D. BERKY and MARIAN O. BERKY, 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.

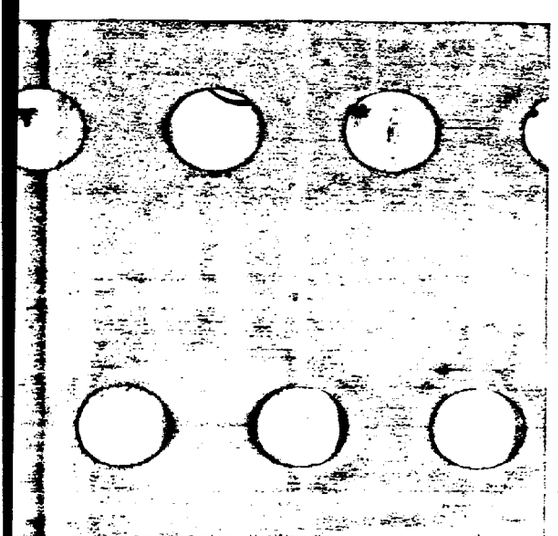
Witness my hand and official seal this 20th day of January, 1993.

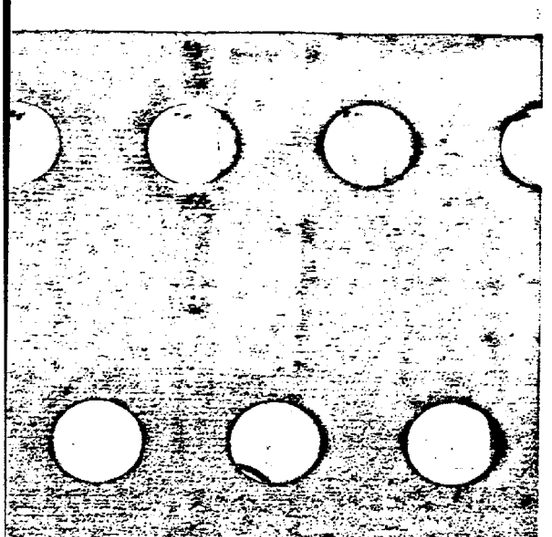
Notary Public

My Commission Expires:

1-22-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 8847 PAGE 59

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

01/25/93 01 09:41 0001 9121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85552

IDENTIFI REFERENCE

JAN 25 9 43 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 613844