WARRANTY DEED FOR TENNESSEE

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THIS INDENTURE, made and entered into this 29th day of January ,19 93 , by and between, William R. Brown and Rebecca H. Brown, both unmarried , party(ies) of the first part, and Bruce E. Kessler and Jonetta B. Kessler, husband and wife their heirs and assigns, party(ies) of the second part,

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargined and sold and does hereby bargain, sell, convey and confirm unto the party(ies) of the second part, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lots Nos. 14 and 15 on the Map of River View Subdivision as of record in Book 547 at page 93, 94 and 95, Register's Office for said County, and more particularly described as follows:

Said Lot No. 14 fronts 50 feet on the westerly side of Riverview Avenue and runs back 200 feet on the south line and 208 feet on the north line to a low water mark on the Cumberland River and shows 49.5 feet on the said low water mark.

Said Lot No. 15 fronts 50 feet on the westerly side of Riverview Avenue and runs back 208 feet on the south line and 215 feet on the north line to a low water mark on the Cumberland River and shows 49.5 feet thereon.

88360

IDENTIFICATION REFERENCE

FEB 2 11 23 AM '93

DAVIDSON COUNTY, TN

B434 02/02 0101 03CHECK 411.93

PROPERTY ADDRESS: 2213 Pennington Bend Road, Nashville, TN 37214

BEING the same property acquired by the party of the first part by deed recorded in Book 8421 at page 585 , Registers Office for said County, Tennessee. ~~See also Book 5354 at page 740 for further title information.~~

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1992, and subsequent years.

AND THE SAID part of the first part does hereby covenant with the said party(ies) of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quite possession thereto he/she will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her no further or otherwise.

IN WITNESS WHEREOF the undersigned has set his/her/their hand and seal on this date first written above.

William R. Brown

Rebecca H. Brown

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared William R. Brown and Rebecca H. Brown, both unmarried, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed.

WITNESS my hand and seal this 29th day of January, 19 93.

Notary Public
Kenneth C. Kant

My Commission Expires: February 2, 1993

STATE OF TENNESSEE)
COUNTY OF _____) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19___.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: 62-9-71.00

STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $ 108,900.00.

Sworn and Subscribed to before me this 29th day of January, 19 93.

Affiant

Notary Public
Kenneth C. Kant

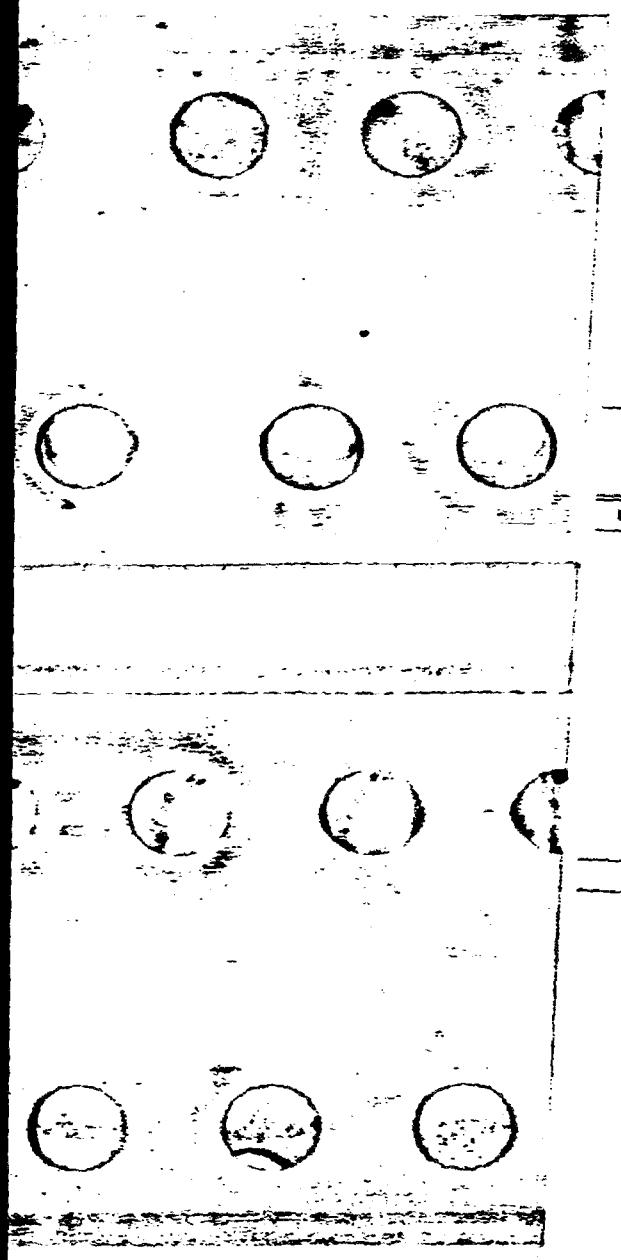
My Commission Expires: February 2, 1993

Address of New Owner:	Send Tax Bills To:
Bruce E. Kessler	Same As Owner
2213 Pennington Bend Road	
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37214	
CITY/STATE/ZIP	CITY/STATE/ZIP

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #: 93-1166



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
108900.00
CON TX 402.93
PRFEE 1.00
MDEED 8.00
BY BANK 411.93
CHECK 411.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88360

IDENTIFT REFERENCE

FEB 2 11 29 AM '93

02/02/93 01 11:22 0001 8434

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 616970