THIS INSTRUMENT PREPARED BY:

BECK AND BECK, ATTORNEYS
4205 Gallatin Road
Nashville, Tennessee 37206
615-226-9000

ADDRESS OF NEW OWNERS:
1004-B Calvert Street
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Wachovia Mortgage
Post Office Box 3174
Winston-Salem, NC 27102

MAP NUMBER: 61-7
PARCEL NUMBER: 262
PB# 15DZ-3805

BOOK 8911 PAGE 922

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Maik P. Lowe and wife, Lisa T. Lowe and Charles D. Truckenbrodt and wife, Sandra Truckenbrodt, hereinafter called the grantors have bargained and sold, and by these presents do transfer and convey unto Johnathan Anderson and wife, Lisa Truckenbrodt Anderson 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:

LAND in Davidson County, Tennessee, being the easterly 60 feet of Lot no. 39 on the Plat of I.C. McMahan's Subdivision of Maplewood Lands, as of record in Book 547, Page 78, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 60 feet on the south side of Calvert Avenue and extends back between parallel lines, 296 feet to a dead line in the rear measuring 60 feet thereon.

BEING the same property conveyed to James J. Fuqua, Jr., and wife, Frances Ann W. Fuqua, by Deed from Mary M. Pinney, or record in Book 4428, Page 948, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING the same property conveyed to Maik P. Lowe and wife, Lisa T. Lowe and Charles D. Truckenbrodt and wife, Sandra Truckenbrodt, by Deed from James J. Fuqua, Jr., and wife, Frances Ann W. Fuqua, of record in Book 8031, Page 439, Register's Office of Davidson County, Tennessee.

Subject to a Deed of Trust executed by Maik P. Lowe and wife, Lisa T. Lowe and Charles D. Truckenbrodt and wife, Charles D. Truckenbrodt to Leader Enterprises, Inc., Trustee, of record in Book 8031, Page 442, Register's Office for Davidson County, Tennessee, dated January 22, 1990, to secure to Leader Federal Bank for Savings in the original principal amount 0of $66,068.00 payable as set forth therein.

This is improved property, known as 1004B Calvert Street, 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; and we do convenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the polural the singular, and the use of any gender shall be applicable to all genders.

Witness hand this 6 day of April, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAIK P. LOWE

LISA T. LOWE

CHARLES D. TRUCKENBRODT

SANDRA TRUCKENBRODT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS SIXTY FIVE THOUSAND DOLLARS.

LISA T. LOWE, AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me MAIK P. LOWE AND LISA T. LOWE whom I am personally acquainted and acknowledged that this Warranty Deed is true and correct to the best of their knowledge information and belief.

Sworn to and subscribed to before me on this the 6 day of April, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/22/93

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me CHARLES D. TRUCKENBRODT AND SANDRA TRUCKENBRODT whom I am personally acquainted and acknowledged that this Warranty Deed is true and correct to the best of their knowledge, information and belief.

Sworn to and subscribed to before me this 9nd day of April, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires December 10, 1996

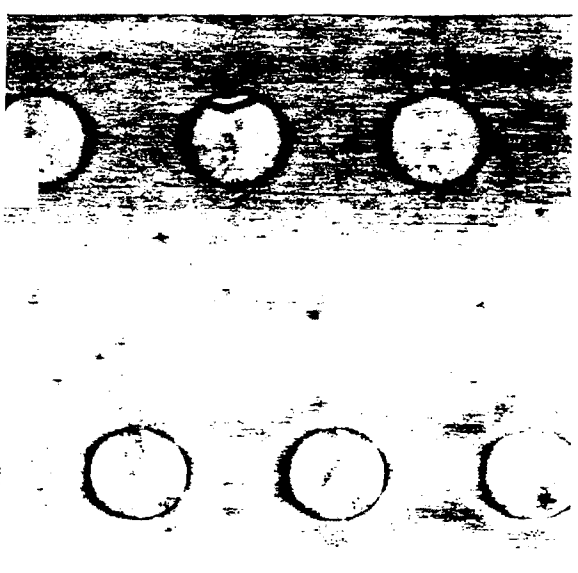
PICK-UP
08.00 1-

IDENTIFICATION REFERENCE:

APR 8 2 52 PM '93

[illegible] WILSON RECORDER
DAVIDSON COUNTY, TN

3632 04/08 0101 03CHECK 249.50



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

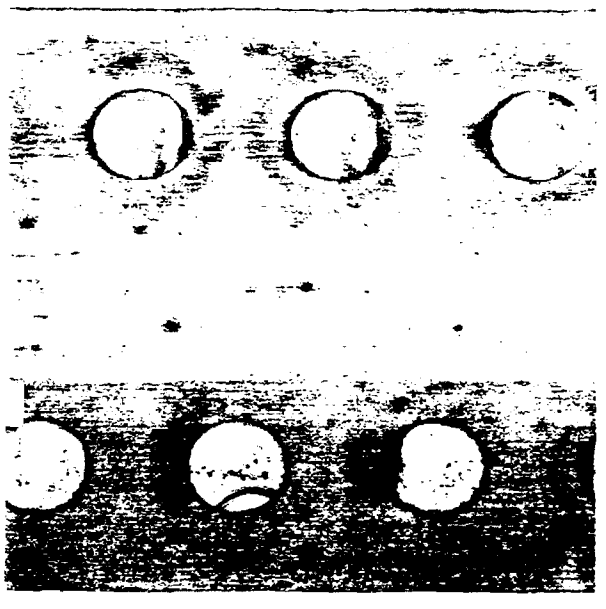
RECEIVED OF _____

FOR _____

BOOK 8911 PAGE 921

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MG	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	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
TOTAL	249.50
CHECK	249.50

04/08/93 01 14:51 0001 3632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

080011

TIDENTIFTREFERENCE

APR 8 2 52 PM '93

DAVIDSON COUNTY, TN

No. 638417