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 $***72,500.00.

Affiant

Subscribed and sworn to before me this 27th day of May, 1993.

Notary Public

My Commission Expires: 4-23-96

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
TIMOTHY LEHNING and wife, JOAN R. LEHNING 607 N. 14th Street Nashville, TN 37206	SAME	MAP 83-05 PARCEL 384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($***72,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **PHILIP M. CARDEN, unmarried,** hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY LEHNING and wife, JOAN R. LEHNING,** 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 the 7th, formerly the 23rd Ward of the City of Nashville, Davidson County, Tennessee, being part of Lot No. 8 on the Map of the Subdivision of the G. F. Ordway Home Place of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of North 14th Street, formerly Ordway Avenue, at a point 92.0 feet south of the southerly margin of Eastland Avenue, formerly Vaughn Pike; thence with the easterly margin of North 14th Street, southwardly 92.0 feet; thence at right angles, eastwardly 270.0 feet to the westerly margin of an alley; thence with said alley, northwardly 92.0 feet; thence westwardly and parallel with the southerly margin of Eastland Avenue, 270.0 feet to the beginning.

BEING the same property conveyed to Philip M. Carden and wife, Myrle A. Carden, by deed from Martha E. Bennett, a widow, of record in Book 2734, page 439, Register's Office for Davidson County, Tennessee; the said Myrle A. Carden having since died.

This is improved property known as 607 North 14th Street, 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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has 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 G. F. Ordway Home Place, of record in Book 57, page 88, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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 I have hereunto set my hand on this the 24th day of May, 1993.

GRANTOR: PHILIP M. CARDEN

by: John W. Carden, ATTY IN FACT

by: Thomas M. Carden, ATTY IN FACT

by: Thor F. Carden ATTY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. CARDEN, THOMAS M. CARDEN and THOR F. CARDEN to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument in behalf of PHILIP M. CARDEN, and acknowledged that they executed the same as the free act and deed of the said PHILIP M. CARDEN.

WITNESS my hand and seal this 28th day of May, 1993.

Notary Public

My Commission Expires:

11/23/94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

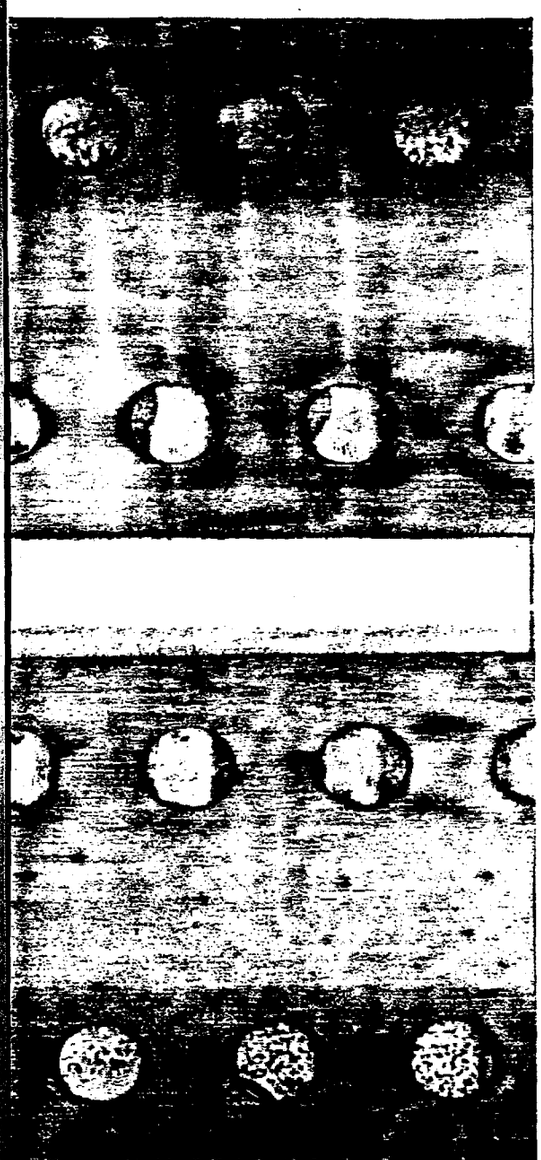
2652 9

IDENTIFICATION REFERENCE

JUN 3 2 55 PM '93

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

3348 06/03 0101 CHECK 277.25



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

RECEIVED OF _____

FOR _____

BOOK 8970 PAGE 610

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 72500.00
CON TX 268.25
PRFEE 1.00
MDEED 8.00
TOTAL 277.25
CHECK 277.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/03/93 01 14:55 0001 3348

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JUN 3 2 55 PM '93

IDENTIFICATION REFERENCE

2652 9

No. 658695