[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Marcom Wozniak	First Tennessee Bank National Association	MAP and PARCEL
[	Attn: Tax Dept.	
[2139 June Drive	P.O. Box 1000, Dept. 47	095-01-0-062.00
[Nashville, TN 37214	Memphis, TN 38148	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Melva E. Teague, a widower** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Marcom Wozniak, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Donelson Hills Subdivision of record in Book 2331, Pages 22 and 23, Register's Office for said county.

Said Lot No. 18 fronts 80 feet on the southerly side of June Drive and extends back between parallel lines 315.8 feet on the westerly line and 314.3 feet on the easterly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Melva E. Teague and wife, Annie M. Teague by deed from Donelson Home Builders, Inc. of record in Book 2486, Page 209, Register's Office for Davidson County, Tennessee. The said Annie M. Teague predeceased her husband leaving Melva E. Teague as the surviving tenant by the entirety.

This is property with a common address of 2139 June Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Pages 22 and 23, said Register's office and all matters therein; 3) Sanitary Sewer/Storm Drainage Easement of record in Book 4911, Page 566, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $60,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 7th day of June, 1993.]
[ ]
[My Commission Expires: 10-14-96 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of **June, 1993.**

Melva E. Teague.
Melva E. Teague

STATE OF TEXAS
COUNTY OF Williamson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Melva E. Teague, a widower** , with whom I am personally acquainted, or who 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 at Georgetown, Texas, this 7 day of **June, 1993.**

CAROL LYNN RACHUI
Notary Public
STATE OF TEXAS
My Comm. Exp. FEB. 27, 1994

Carol Lynn Rachui
Notary Public
My Commission Expires: 2-27-94

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **7th** day of **June, 1993.**

_____
Notary Public
My Commission Expires:

File No. 9306-203

2.8.2.3.6.

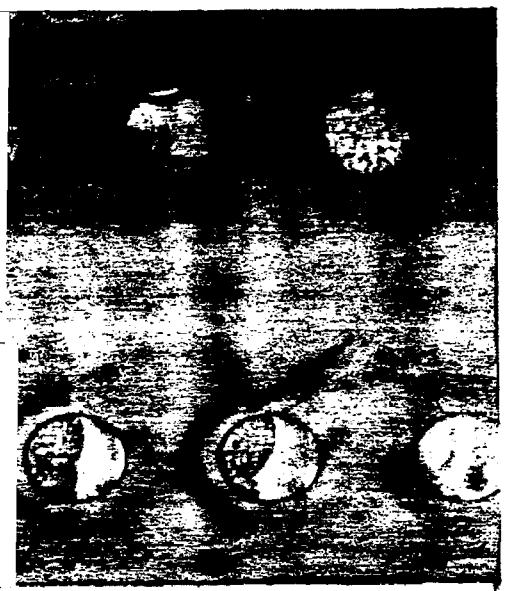
IDENTIFICATION REFERENCE

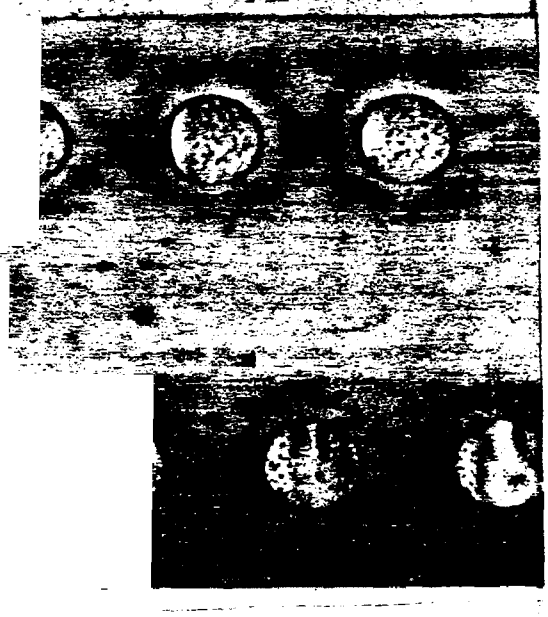
JUN 9 9 10 AM '93

JOE Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

5269 06/09/93 0101 03CHECK 231.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8975 PAGE 681

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	60000.00
			CON TX	222.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	231.00
			CHECK	231.00
06/09/93	01		09:10 0001	5269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28236

IDENTIFICATION REFERENCE

JUN 9 9 10 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 660580