BOOK 8993 PAGE 899

FROM: DAVID K. HUFFMAN, JR. & WIFE, GRAEME K. HUFFMAN

TO: STEPHEN W. GRACE & PATRICIA L. BOWERS

THIS INSTRUMENT PREPARED BY: WALLER LANSDEN DORTCH & DAVIS 511 UNION ST., SUITE 2100 NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Stephen W. Grace and Patricia L. Bowers 2803 Acklen Avenue Nashville, Tn. 37212	NationsBanc Mtg. Corp. P.O. Box 353 Louisville, Ky.40201-0353	Map 104-11 Parcel 55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $139,600.00.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 1993.

Notary Public

My Comm. Expires: 1/25/97

GENERAL 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 and sufficiency of which are hereby acknowledged, We, David K. Huffman, Jr. and wife, Graeme K. Huffman, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Stephen W. Grace and Patricia L. Bowers, joint tenants with rights of survivorship, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 2803 Acklen Avenue, Nashville, Tennessee 37212.

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 GRANTORS do 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 24th day of June, 1993.

David K. Huffman, Jr.

Graeme K. Huffman

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 David K. Huffman, Jr. and wife, Graeme K. Huffman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of June, 1993.

NOTARY PUBLIC

My Commission Expires: 11/21/97

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 of Block 4 on the Plan of Fairfax Place as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 60.0 feet on the south side of Acklen Avenue and runs back 157.71 feet on the easterly side and 158.17 feet on the westerly side to a dead line in the rear on which it measures 60.0 feet thereon.

Being the same property conveyed to David K. Huffman, Jr. and wife, Graeme K. Huffman, by deed from Harry Ingle Martin, III and wife, Anne Fraser Martin, of record in Book 7262, page 734, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1993 Metropolitan Government taxes.

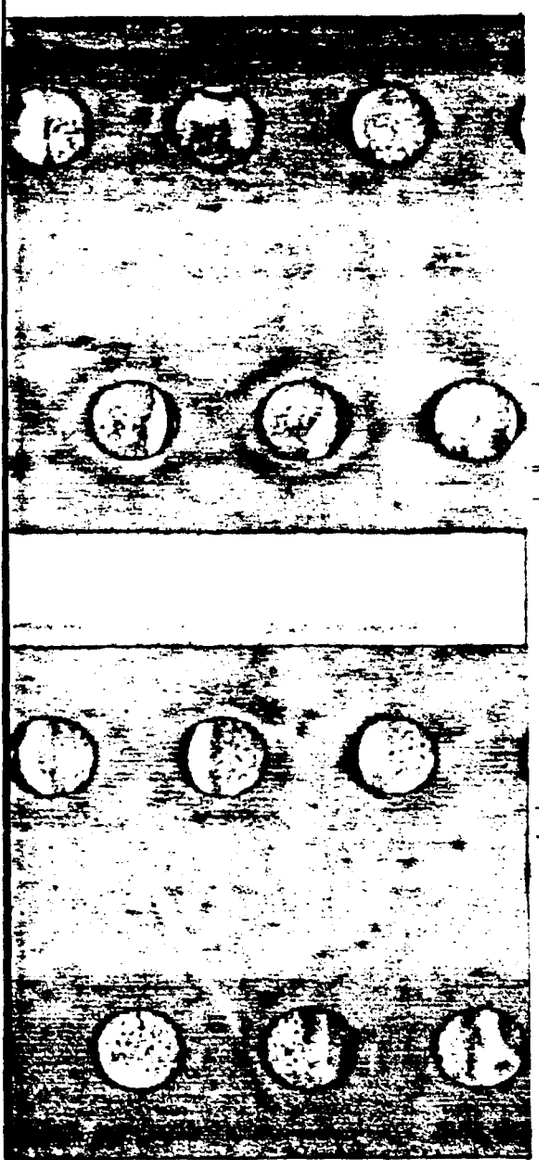
2. Restrictive covenants of record in Book 754, page 309, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Mortgage Loan Inspection Report made by Campbell Surveying Co., Inc., dated June 12, 1993, File No. 63-02-01, including, but not limited to the encroachment of the neighbor's gravel driveway onto the subject property along the westerly side lot line and the encroachment of the gravel driveway serving the subject property onto the adjoining property along the easterly side lot line.

2248 06/25 0101 03CHECK 529.52

34599
IDENTIF. ↑ REFERENCE

93 JUN 25 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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 139600.00
CON TX 516.52
PRFEE 1.00
WDEED 12.00
TOTAL 529.52
CHECK 529.52

06/25/93 01 14:05 0001 2248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34599
IDENTIF. ↑ REFERENCE

93 JUN 25 PM 2:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 667463