PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (Kd) (Title No: 33222)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 119000.00

George Timothy Maroney
Affiant

Sworn and subscribed before me this 30th day of June, 1993.

Notary Public

My Comm. Expires: Sept 14, 1995

NOTARY PUBLIC AT LARGE TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
George Timothy Maroney Nancy Smith Maroney 707 Clematis Drive Nashville, Tennessee 37205	Third National Bank in Nashville 201 Fourth Avenue, North Nashville, Tennessee 37230-5110	115-02-078

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley C. Diner and spouse, Karen Keyes Diner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George Timothy Maroney and spouse, Nancy Smith Maroney,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being lot No. 148 on the Plan of Section III, Crestmeade, as of record in Book 2331, Page 150, Register's Office for said County.

SAID Lot No. 148 fronts 123 feet on the westerly margin of Clematis Drive and runs back 370 feet on the southerly side and 280 feet on the northerly side fo a dead line in the rear on which it measures 152.8 feet.

BEING the same property conveyed to Bradley C. Diner and Karen E. Keyes, now known as Karen Keyes Diner, by deed from Michael J. Mossman and wife, Suzanne C. mossman of record in Book 7362, Page 743 Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenant contained in instrument of record in Book 2602, Page 129, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Bradley C. Diner and Karen Keyes Diner by James L. Smith as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

36502
IDENTIF. ← REFERENCE

93 JUL -1 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8931 07/01 0101 03CHECK 449.30

This is improved property, known as: 707 Clematis Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 1993.

Bradley C. Diner

Bradley C. Diner, By: James L. Smith, Atty-In-Fact

Karen Keyes Diner

Karen Keyes Diner, By: James L. Smith, 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, the within named **James L. Smith**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Bradley C. Diner and Karen Keyes Diner**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1993.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Bradley C. Diner and Karen Keyes Diner

TO: George Timothy Maroney and Nancy Smith Maroney

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

James L. Smith

James L. Smith, Affiant

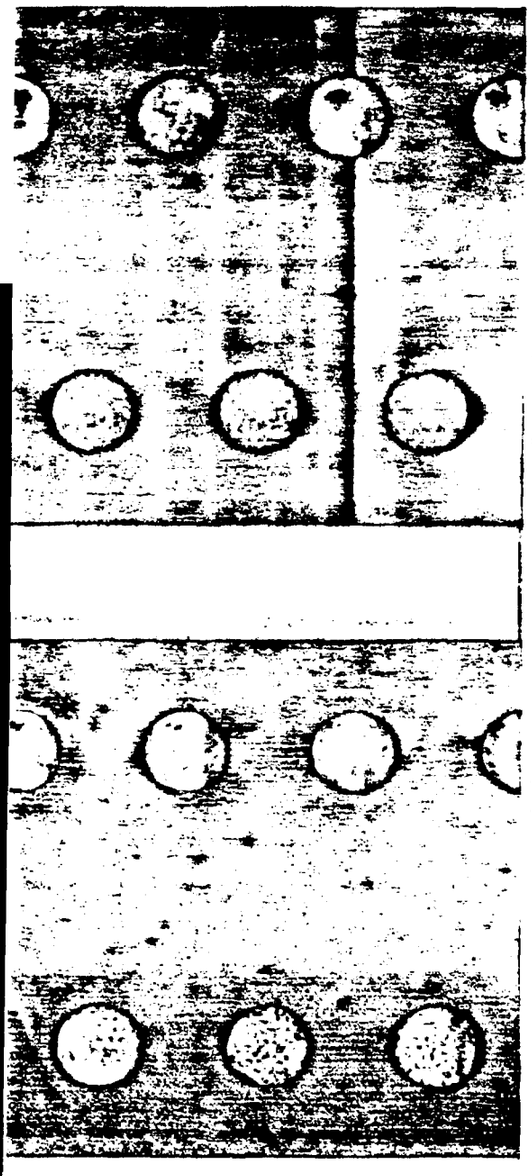
Sworn to and subscribed before me this

30th day of June, 1993.

Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS NOTARY PUBLIC AT LARGE TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 9000 PAGE 284

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
119000.00
CON TX 440.30
PRFEE 1.00
MTGFEE 8.00
TOTAL 449.30
CHECK 449.30
07/01/93 01 10:44 0001 8981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36502
IDENTIF. & REFERENCE

93 JUL -1 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 669460