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: (sem) (Title No: 33725)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 390000.00

Affiant

Sworn and subscribed before me this 3rd day of August, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:

Byron Trauger
Aleta Trauger
3621 Sperry Avenue
Nashville, TN 37215

RESPONSIBLE FOR PAYMENT OF TAXES: SAME

MAP-PARCEL NUMBERS

117-05-036

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 **Lawrence W. Kown and spouse, Marianne Musalo Kown,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Byron Trauger and spouse, Aleta Trauger,** 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. 44 on the plan of Henry Sperry Subdivision, of record in Book 974, page 21, Register's Office for said County.

SAID Lot No. 44 fronts 136.2 feet on the southerly margin of Sperry Avenue and extends back 200 feet on the easterly line and 200.5 feet on the westerly line with the easterly margin of Stokes Avenue to the northerly line of Lot No. 23, measuring 123.60 feet thereon.

BEING the same property conveyed to Lawrence W. Kown and wife, Marianne Musalo-Kown by deed from Howard Leroy Austin and wife, Charlotte H. Austin of record in Book 5220, page 936, Register's Office ford Davidson County, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

48045

IDENTIFICATION REFERENCE

93 AUG -4 AM 9:01 REGISTER DAVIDSON COUNTY, TN.

5480 08/04 0101 03CHECK 1452.00

This is improved property, known as: 3621 Sperry Avenue , Nashville, TN 37215

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 3rd day of August, 1993.

Lawrence W. Kown

Marianne Musalo Kown

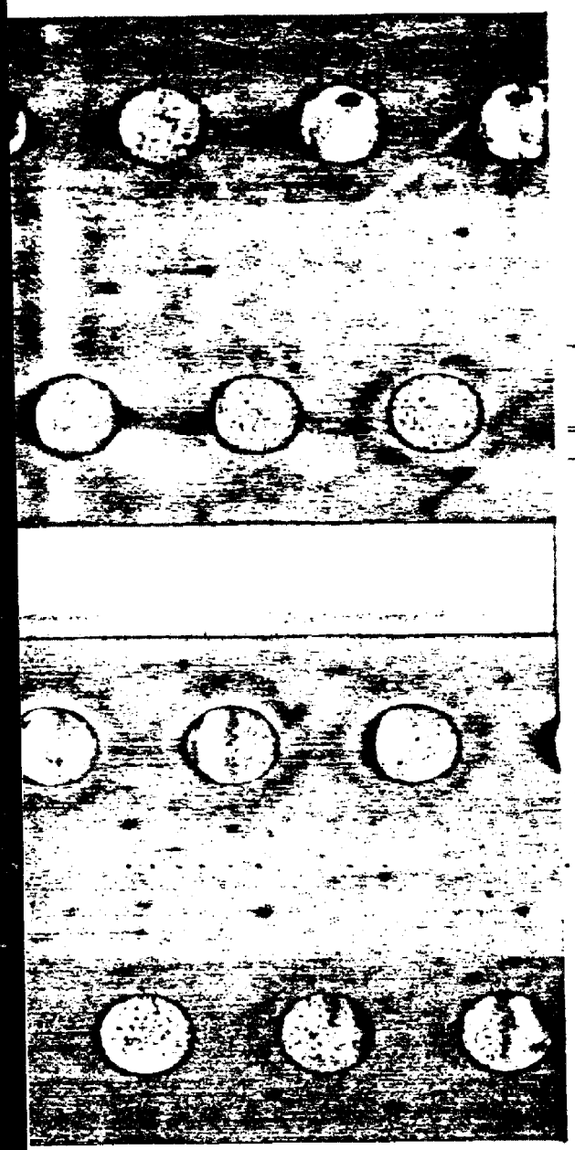
State of Tennessee
County of Davidson

On this 3rd day of August, 1993, before me the undersigned authority, personally appeared **Lawrence W. Kown** and **Marianne Musalo Kown**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9035 PAGE 770

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT
				390000.00
				CON TX 1443.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1452.00
				CHECK 1452.00
08/04/93	01			09:01 0001 5460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48045
IDENTIF. & REFERENCE

93 AUG -4 AM 9:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 681849