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: 33570)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 232000.00

John M. Geer
Affiant

Sworn and subscribed before me this 4th day of August, 1993.

Christy Williamson
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
John M. Geer Adelaide H. Geer 2223 Hemingway Drive Nashville, TN 37215	Leader Federal Bank for Savings P.O. Box 2926 Memphis, TN 38101-2926	144-04-002

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 **Lyn M. Kerns and spouse, Russell Kevin Kerns,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Geer and spouse, Adelaide H. Geer,** 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. 7 of Block "O" on the Map of Tyne Meade, Section III, as of record in Book 1424, pages 12-14, Register's Office for said County.

BEGINNING at a point in the south margin of Hemingway Drive at the corner of Lots 7 and 8; thence with the line between said lots, southerly 230 feet to a point, a corner of Lot No. 6; thence with the line between said Lots 6 and 7 westerly 200 feet to the easterly margin of Everett Drive; thence with the margin of the same, northerly 200 feet to the beginning of a curve; thence with said curve, northeastwardly 31.42 feet to a point in the south margin of Hemingway Drive; thence with the same, easterly passing a concrete monument at 49.9 feet, a total distance of 180.3 feet to the point of beginning.

BEING the same property conveyed to David P. Hall and wife, Lyn M. Hall by deed from Carl Morse Herbert and Katharine Gale Purdy of record in Book 7215, page 643, said Register' s Office. The said David P. Hall conveyed his interest in subject property to Lynne M. Hall. The said Lyn M. Hall having since married, now being Lyn M. Kerns.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

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

Russell Kevin Kerns, spouse of Lynne M. Kerns, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This instrument is executed on behalf of Russell Kevin Kerns by Lynne M.Kerns 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.

This is improved property, known as: 2223 Hemingway Drive, 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 4th day of August, 1993.

Russell Kevin Kerns
Russell Kevin Kerns, By: Lynne M. Kerns, Atty-In-Fact

Lynne M. Kerns
Lynne M. Kerns

State of Tennessee
County of Davidson

On this 4th day of August, 1993, before me the undersigned authority, personally appeared , 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.

My Commission Expires: Sept 16, 1995

CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Christy Williamson
Notary Public

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 **Lynne M.Kerns**, 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 **Russell Kevin Kerns**, 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 4th day of August, 1993.

Notary Public

CHRISTY WILL... NOTARY PUBLIC AT LARGE

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Lynne M. Kerns and Russell Kevin Kerns

TO: John M. Geer and Adelaide H. Geer

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.

Lynne M.Kerns

Lynne M.Kerns, Affiant

Sworn to and subscribed before me this

4th day of August, 1993.

Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILL... NOTARY PUBLIC AT LARGE

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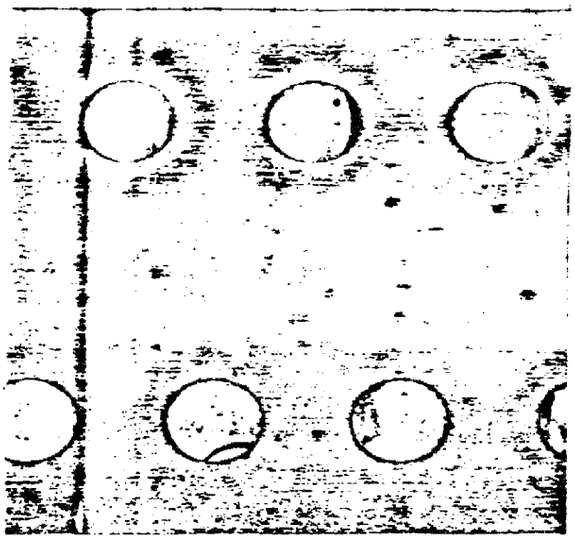
IDENTIFICATION REFERENCE

93 AUG -5 PM 12:08

RECEIVED FOR RECORD

93 AUG 05 AM 10:03 93CHECK 867.40





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

RECEIVED OF _____

FOR _____

BOOK 9038 PAGE 214

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
				232000.00
				CON TX 858.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 867.40
				CHECK 867.40
			08/05/93	01 10:06 0001 6270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48818
IDENTIFICATION REFERENCE

93 AUG -5 AM 10:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 682651