[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[William B. Deguira &	[Mortgage Service]	
[Patricia A. Deguira	[America Co.]	Map 75-17]
[4444 Baton Rouge Drive	[1650 Tyson's Blvd.]	Parcel 83]
[Hermitage, TN 37076	[McLean, VA 22102]	]
[	[ ]	]
[	[ ]	]
[This instrument prepared by: Robert J. Notestine, III,		]
[Attorney, 104 Woodmont Boulevard, Suite 115, Nashville,		]
[Tennessee 37205		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Robert L. Casner and Sue Casner, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto William B. Deguira and Patricia A. Deguira, (the "Grantee"), Grantee's 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. 177 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County.

Said Lot No. 177 fronts 81.00 feet on the westerly side of Baton Rouge Drive and extends back 152.50 feet on the northerly line and 152.20 feet on the southerly line, to a line in the rear on which it measures 81.00 feet.

Being the same property conveyed to Robert L. Casner and wife, Sue S. Casner by Warranty Deed from John Harwell and R. E. Hooper of record in Book 4708, Page 440, Register's Office for Davidson County, Tennessee

This is improved property commonly known as 4444 Baton Rouge Drive, Hermitage, Tennessee 37075.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $80,000.00.
[William D. Deguira
[Affiant
[Subscribed and sworn to before me this
[9th day of August, 1993.
[Robert J. Notestine
[Notary Public
[My Commission Expires March 26, 1994

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

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same are unencumbered except as set forth hereinabove.

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 Grantee, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of August, 1993.

Robert L. Casner

Sue Casner

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 Robert L. Casner and Sue Casner bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

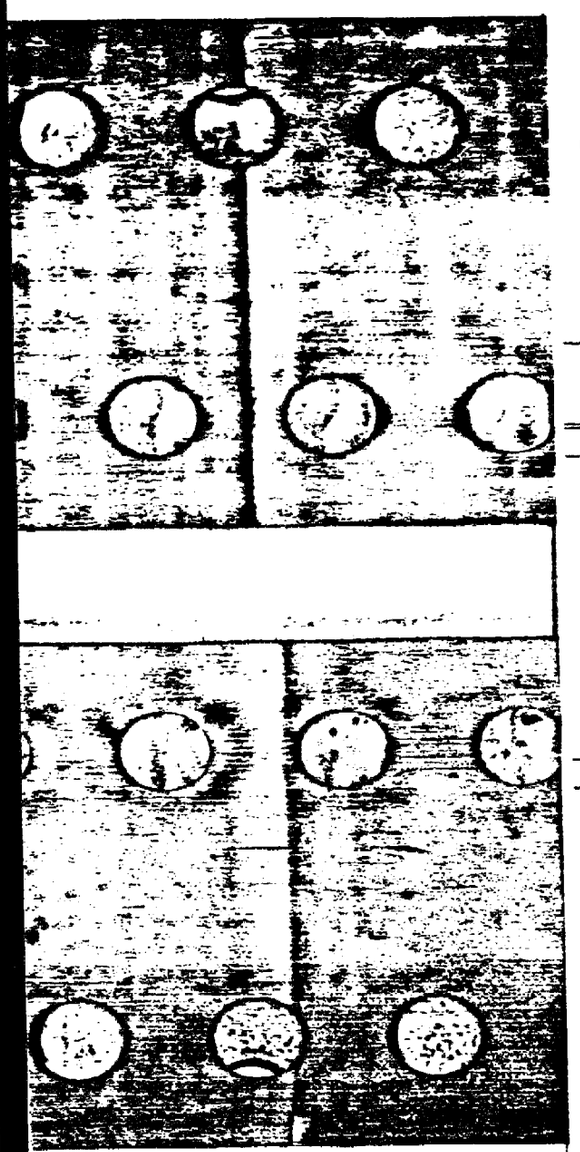
WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of August, 1993.

Notary Public

My Commission Expires: March 26, 1994

IDENTIF. & REFERENCE
51636
93 AUG 12 PM 4:11
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9298 08/12 0101 CHECK 305.00



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

RECEIVED OF _____

FOR BOOK 9046 PAGE 165

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 305.00
				CHECK 305.00
			08/12/93 01	16:11 0001 9298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51636
IDENTIF. # REFERENCE

93 AUG 12 PM 4:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 685650