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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: 33707)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 194500.00

Affiant

Sworn and subscribed before me this 24th day of August, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Joel A. Isenstein Linda A. Nathenson 104 Craighead Avenue Nashville, Tennessee 37205	Mortgage Service America Company P. O. Box 7360 Reno, Nevada, 89510	104-05-269

5478 08/30 0101 0324 0

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 **J. Carl Cannon and spouse, Lesa Cannon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joel A. Isenstein and spouse, Linda A. Nathenson,** 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 the northerly 50 feet of the southerly 60 feet of Lot No. 447 on the Map of Richland Realty Co.'s Division "C", of record in Book 421, page 31, Register's Office for said County.

SAID part of Lot No. 447 fronts 50 feet on the northeasterly margin of Craighead Avenue and extends back 220 feet more or less on the northwesterly line and 216 feet more or less on the southeasterly line to an alley in the rear, measuring 54 feet thereon.

BEING the same property conveyed to J. Carl Cannon and wife, Lesa Cannon by deed from Philip W. Felts, executor with full power of record in Book 6371, page 955, Register's Office for 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.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.
93 AUG 30 PM 1:52
IDENTIF. & REFERENCE
57272

This is improved property, known as: 104 Craighead Avenue, 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 24th day of August, 1993.

J. Carl Cannon

Lesa Cannon

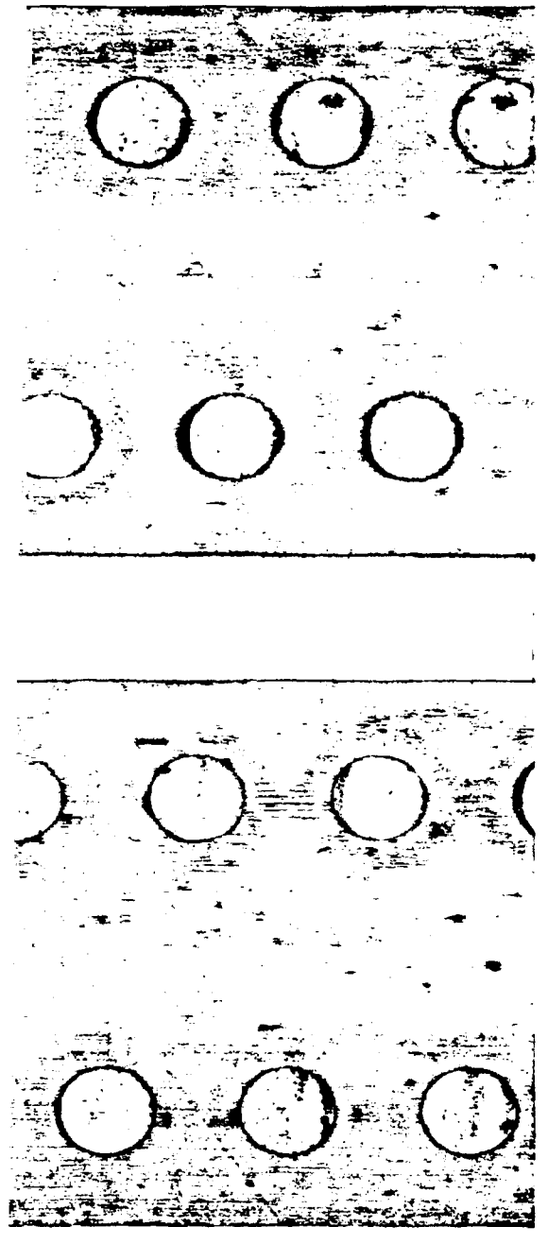
State of Tennessee
County of Davidson

On this 24th day of August, 1993, before me the undersigned authority, personally appeared **J. Carl Cannon** and **Lesa Cannon**, 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.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public



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
194500.00
CON TX 719.65
PRFEE 1.00
WDEED 8.00
TOTAL 728.65
CHECK 728.65

08/30/93 01 13:51 0001 5470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57272
IDENTIF. REFERENCE

93 AUG 30 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 691757