THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 9156 PAGE 527

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Brenda Carol Lanier 340 Dorr Drive Goodlettsville, TN 37072	Same as New Owner	Map 18-12 Parcel 58 ID#13241 GO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOE B. HUFFINE and wife, O'GEAL HUFFINE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BRENDA CAROL LANIER an unmarried woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 13 on the Plan of Emerald Cove, a planned unit development, the plat of which is recorded in Book 6900, pages 629-631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete description of the metes and bounds of said property and the common areas.

BEING the same property conveyed to Joe B. Huffine and wife, O'Geal Huffine, by deed from Brodie Wilkinson and wife, Mavella H. Wilkinson, of record in Book 7909, page 473, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 340 Dorr Drive, Goodlettsville, TN 37072.

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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1993, which are a lien but not yet due and payable, and which will be paid in full by the GRANTEE, when due.

2. Subject to any and all matters shown on the Plan of Emerald Cove, of record in Plat Book 6900, pages 629-631, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the metes and bounds of said property, building setback lines as shown thereon and the easements effecting the said property.

3. Subject to Restrictive Covenants for Emerald Cove Subdivision of record in Book 7511, page 581, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 16th day of November, 1993.

"GRANTORS"

Joe B Huffine
JOE B. HUFFINE

O'Geal Huffine
O'GEAL HUFFINE

"GRANTEE"

Brenda Carol Lanier
BRENDA CAROL LANIER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE B. HUFFINE and wife, O'GEAL HUFFINE, and BRENDA CAROL LANIER an unmarried woman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of November, 1993.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $73,506.10.

Brenda Carol Lanier
Affiant

Sworn to and subscribed before me, this the 16th day of November, 1993.

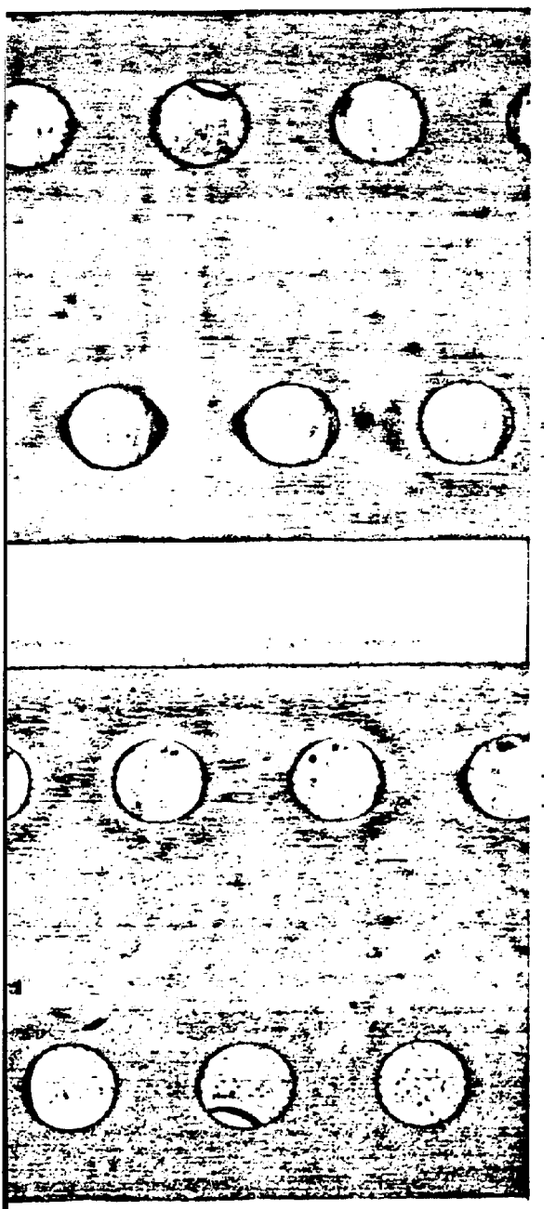
NOTARY PUBLIC

My Commission Expires: 9/17/97

87260
IDENTIFICATION REFERENCE

93 NOV 18 PM 12:54
FELIX Z. HANEY, REGISTER
DAVIDSON COUNTY, TN.

0035 11/18 0101 03CHECK 280.95



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

RECEIVED OF _____

FOR _____

BOOK 9156 PAGE 529

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 73506.10
				CON TX 271.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 280.95
				CHECK 280.95
11/18/93	01		12:55 0001	0035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87260
IDENTIF. REFERENCE

93 NOV 18 PM 12:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 723791