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: (ljh) (Title No: 34254)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 107000.00

Affiant

Sworn and subscribed before me this 23rd day of November, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
John J. Griffin, Jr. Maria C. Vecchio 4410 Nebraska Avenue Nashville, TN 37209	BarclaysAmerican/Mortgage Corp. 5032 Parkway Plaza Blvd. Charlotte, NC 28217	103-04-181

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 **Terrance L. Demas, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John J. Griffin, Jr. and Maria C. Vecchio, as Joint Tenants, with rights of survivorship,** 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. 12 of Block 13 on the Plan of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines along the easterly margin of 45th Avenue North, formerly 4th Street 160 feet to an alley.

Being the same premises conveyed to Terrance L. Demas by deed from Van-Brackle-Wilson, Joint Venture of record in Book 8553, page 886, 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 instrument is executed on behalf of Terrance L. Demas by Wynelle Sanders 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.

90069
IDENTIFICATION REFERENCE
93 NOV 29 PM 1:22
REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 4410 Nebraska Avenue, Nashville, TN 37209

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 23rd day of November, 1993.

Terrance L. Demas

Terrance L. Demas, By: Wynelle Sanders, Atty-In-Fact

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 **Wynelle Sanders**, 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 **Terrance L. Demas**, Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of November, 1993.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

FROM: Terrance L. Demas

TO: John J. Griffin, Jr. and Maria C. Vecchio

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.

Wynelle Sanders

Wynelle Sanders, Affiant

Sworn to and subscribed before me this

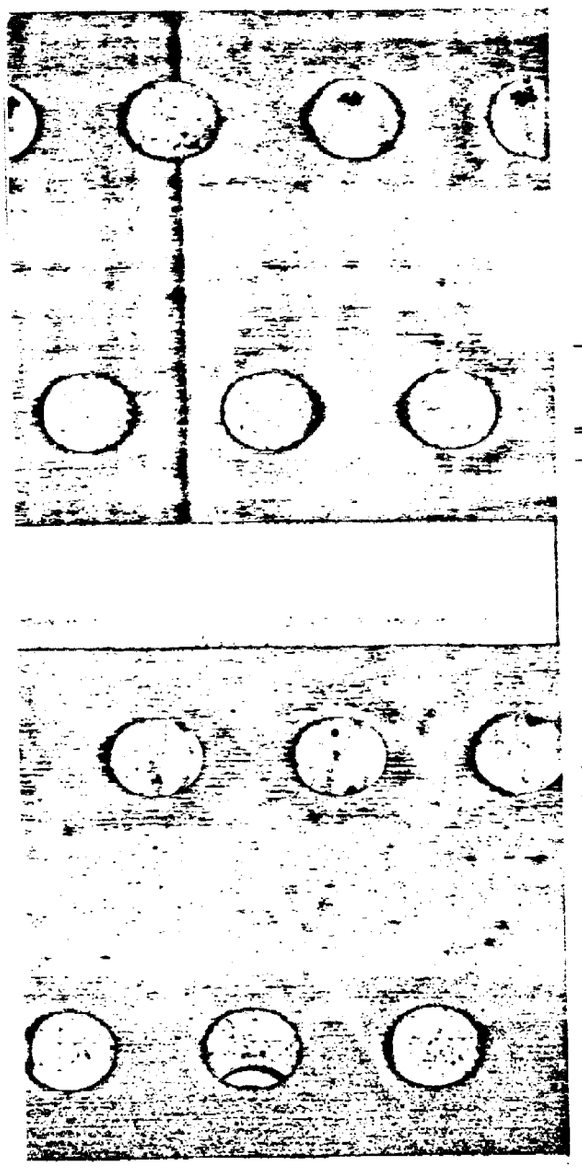
23rd day of November, 1993.

Notary Public

My Commission Expires:

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

3156 11/29 0101 03CHECK 404.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9165 PAGE 136

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	
				107000.00
			CON TX	395.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	404.90
			CHECK	404.90
11/29/93	01		13:22 0001	3156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90069
IDENTIF. & REFERENCE

93 NOV 29 PM 1:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 726868