WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 1960676
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mr. Sam Burnett and Mr. Charles LaRue 1175 GREEN ACRES DRIVE JOELTON, TN. 37080	SAME	72-06-242

8106 12/01 0101 03CHECK 112.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

James W. Powers
Affiant

SWORN TO AND SUBSCRIBED before me this the 30th day of November 1993.

Kelly L. Wingham
Notary Public

My Commission Expires:
11/25/95

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, JAMES WILLIAM POWERS and wife, MARY CATHERINE POWERS, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto SAM BURNETT and CHARLES LARUE, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 and part of Lot No. 33 and part of a 10 foot alley shown on the Plan of Kenmore Place as of record in Book 332, page 32, Register's Office for Davidson County, Tennessee. Described more fully according to a boundary survey by R.I. Montoya, dated July 1, 1987 as follows:

BEGINNING at an iron pin in the easterly margin of Gallatin Road located 154.04 feet more or less north of the intersection of McGavock Pike and Gallatin Pike and marking the southwest corner of Lot No. 3; thence, with said margin of Gallatin Road north 27 degrees 54 minutes 7 seconds east 77.0 feet to an iron pin; thence, south 86 degrees 53 minutes 101 seconds east 156.77 feet to an iron pin; thence, south 04 degrees 31 minutes 34 seconds west 77.19 feet to a railroad spike; thence, north 84 degrees 41 minutes 10 seconds east 188.63 feet to the point of beginning.

BEING part of the same property conveyed to James William Powers, unmarried, by deed from Cooper Corporation of record in Book 6425, page 469; and by deed from Eddie V. Cooper and Virginia Cooper to James William Powers and wife, Mary Catherine Powers, of record in Book 6790, page 639, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3104 Gallatin Road, Nashville, Davidson County, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of November 1993.

James W. Powers
JAMES WILLIAM POWERS

Mary C Powers
MARY CATHERINE POWERS

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 JAMES WILLIAM POWERS and wife, MARY CATHERINE POWERS the 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, on this the 30th day of November 1993.

Kelly L. Wagner
Notary Public

My Commission Expires: 11/25/95

91312
IDENTIF. ↑ REFERENCE

93 DEC -1 AM 9:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

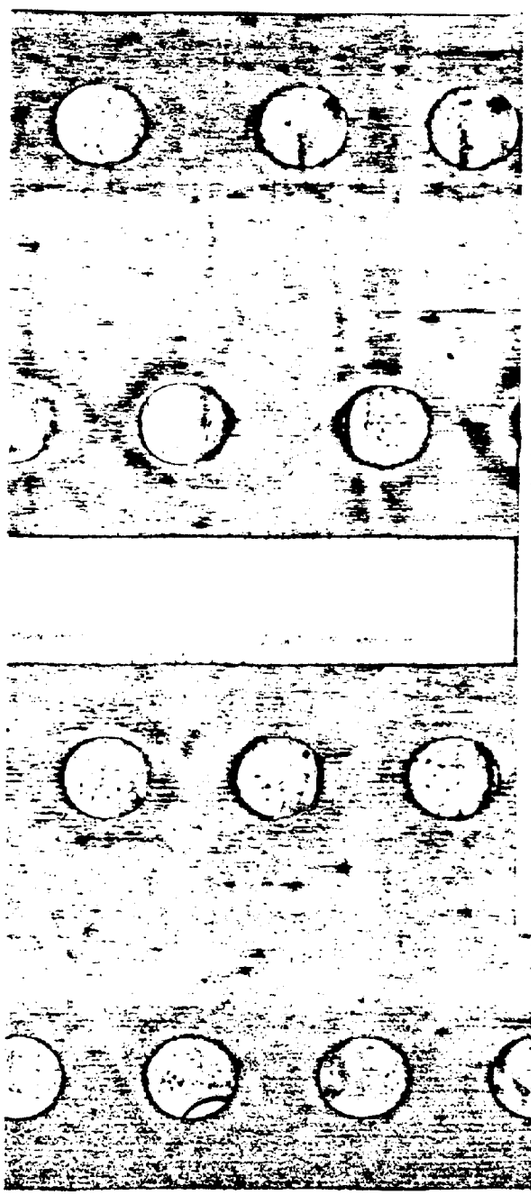
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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9169 PAGE 162



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	28000.00
			CON TX	103.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	112.60
			CHECK	112.60
12/01/93	01		09:33 0001	8106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91312
IDENTIF. ← REFERENCE

93 DEC -1 AM 9:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.728191