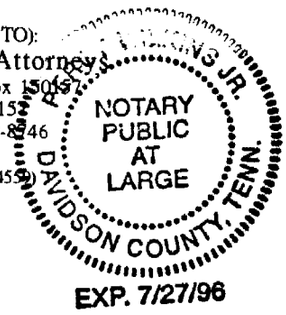
PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150167
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8246

W & I Ref: (cmw) (Title No: 3455)
Dav. Co. File: Box 8



State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 260000.00

Affiant

Sworn and subscribed before me this 7th day of January, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Burton B. Stein Sanna S. Stein 7964 Poplar Creek Road Nashville, TN 37221	Third National Bank in Nashville 201 Fourth Avenue, North Nashville, TN 37201	Map 155 Parcel 231 09D 31545

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 **M. Terry Burkhalter and spouse, Peggy C. Burkhalter,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Burton B. Stein and spouse, Sanna S. Stein,** 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 described according to a survey dated January 5, 1994 by Frank V. Neeley, Surveyor #1493, as follows:

BEGINNING at an iron pin, said pin being in the northerly right-of-way of Poplar Creek Road (as widened by conveyances from M. Terry Burkhalter and wife, Peggy C. Burkhalter to Metropolitan Government of Nashville and Davidson County of record in Book 7973, pages 560 and 565, said Register's Office); thence with said right-of-way of Poplar Creek Road, South 81 Degrees 22' 52" West 279.82 feet to an iron pin; thence along a curve to the left with a central angle of 1 Degree 24' 43", and a radius of 1,613.23 feet, a distance of 39.75 feet to an iron pin; thence, leaving said right-of-way of Poplar Creek Road, North 6 Degrees 53' 08" West, 418.15 feet to an iron pin; thence, North 16 Degrees 42' 16" East 315.02 feet to an iron pin; thence South 79 Degrees 10' 37" East 282.57 feet to an iron pin; thence South 4 Degrees 40' 54" East 165.00 feet to an iron pin; thence South 1 Degree 58' 25" East 126.21 feet to an iron pin; thence South 2 Degrees 45' 29" East 325.07 feet to the point of beginning, containing 5.011 acres, more or less.

BEING a portion of the property conveyed to M. Terry Burkhalter and wife, Peggy C. Burkhalter, by deed from Emma Childress DeMoss Birthright, Marie Felton DeMoss Horn, life tenant under the will of Elizabeth DeMoss, Elizabeth McFarland DeMoss, testamentary trustee under the will of Thomas Malone DeMoss, Elizabeth DeMoss Standley, Marie Felton DeMoss Horn, individually, Edwin Childress DeMoss, III, Mary Josephine DeMoss Sjostrom, Judy DeMoss Campbell, H. Craig DeMoss, Thomas Malone DeMoss, Jr., and Edwin French DeMoss of record in Deed Book 5351, page 302, Register's Office for Davidson County, Tennessee.

In addition to the conveyance of the foregoing property, Grantor hereby grants to Grantee a non-exclusive easement, which shall be appurtenant to and run with the property conveyed, for continued use of the existing driveway which is presently being used by the residence, said easement to be over that portion of the driveway extending from the boundary of the conveyed property to the intersection of the driveway with the right-of-way of Poplar Creek Road. Such repair and maintenance of the portion of the driveway as is subject to the easement shall be shared equally and proportionally by the users. Provided, however, that the Grantor reserves the right to relocate the easement to such private or public roadway as grantor may from time to time elect, provided that such relocation shall connect to a driveway or roadway of equivalent or better quality. Grantee shall not be required to bear any portion of the cost of such relocated access, but will continue to be responsible for a proportionate share of costs of maintenance and repair which are not publicly furnished. In the alternative, Grantor may establish an equivalent driveway which is wholly on the property of Grantee and connects to the public road and this easement shall terminate upon such event.

It is the intent of this grant of easement, and Grantee agrees by acceptance and recording of this instrument, that in the event of conveyance of the servient tenament to Grantee, the easement and easement rights granted herein shall not merge into the greater estate, but shall be deemed to survive and be included in any trust or other conveyance executed by grantee.

This conveyance is subject to public water easement to Harpeth Valley Utility District of record in Book 4816, page 971, and Restrictions of record in Book 5351, page 302, both in the Register's Office for Davidson County.

This is improved property, known as: 7964 Poplar Creek Road, Nashville, TN 37221

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 hereinset out.

14.00 01/07/94 0001 CHECK 971.00

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 7th day of January, 1994.

M. Terry Burkhalter

M. Terry Burkhalter

Peggy C. Burkhalter

Peggy C. Burkhalter

State of Tennessee
County of Davidson

On this 7th day of January, 1994, before me the undersigned authority, personally appeared **M. Terry Burkhalter** and **Peggy C. Burkhalter**, 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.

My Commission Expires: _____

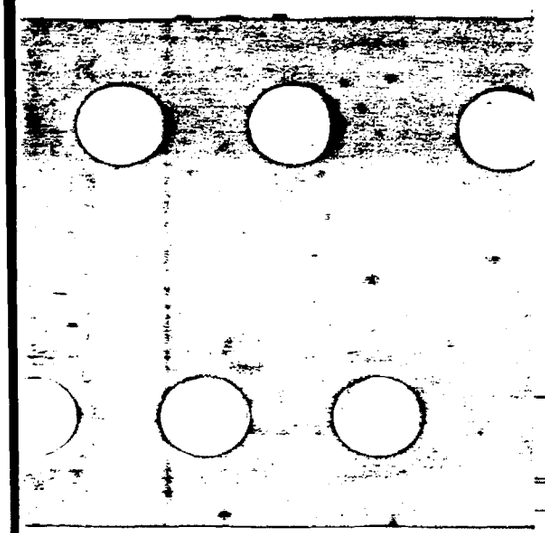
PERCY [illegible] JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

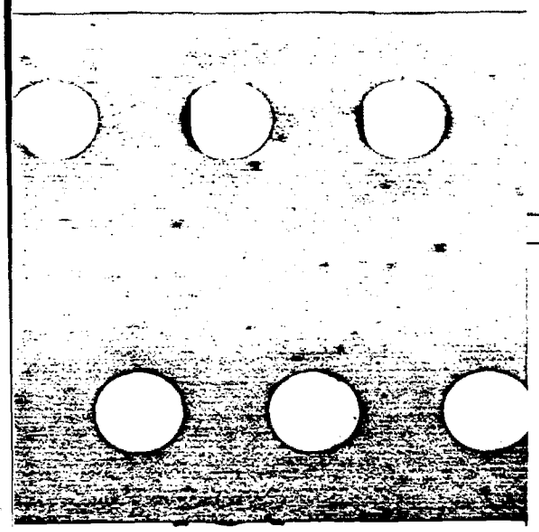
EXP. 7/27/96

Notary Public

09279
IDENTIF. ↑ REFERENCE

94 JAN 20 PM 12:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9225 PAGE 255

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	
				260000.00
			CON TX	962.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	971.00
			CHECK	971.00
01/20/94	01		12:40 0001	1448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09279 ← IDENTIF. ← REFERENCE

94 JAN 20 PM 12:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 747413