WARRANTY DEED

2487 02/04 0101 03CHECK 342.00

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00

Affiant

Sworn to and subscribed before me this 3 day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

94 FEB -4 AM 10:00
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 14927

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Robert D. Gwinn	Same	Map 118-7
2808 Bransford Ave		Parcel 161
Nashville, Tn 37204		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sarah A. Anderson, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert D. Gwinn, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 of Block "D" on the plan of Berry Hills Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 13 fronts 80 feet on the east side of Bransford Avenue and runs back between parallel lines, 131.8 feet to a dead line.

Being the same property conveyed to Sarah A. Anderson, by deed from Arthur M. Ford, unmarried, of record in Book 8354, Page 233, Register's Office for Davidson County, Tennessee.

The above described property is not the place of principal residence of the Grantor herein.

This is improved property known as 2808 Bransford Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and do further covenant and bind myself, my heirs, assigns and representatives, to warrant and

forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hands this 3rd day of February, 1994.

Sarah A. Anderson
SARAH A. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

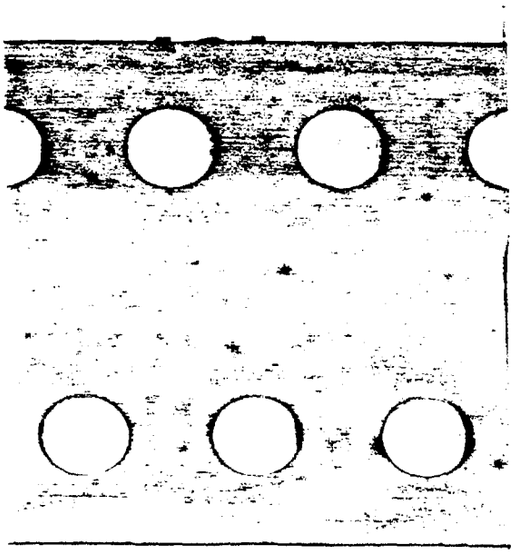
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah A. Anderson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this, the 3rd day of February, 1994.

Betty Ezell
NOTARY PUBLIC

BETTY ELL NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: 9-16-95



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

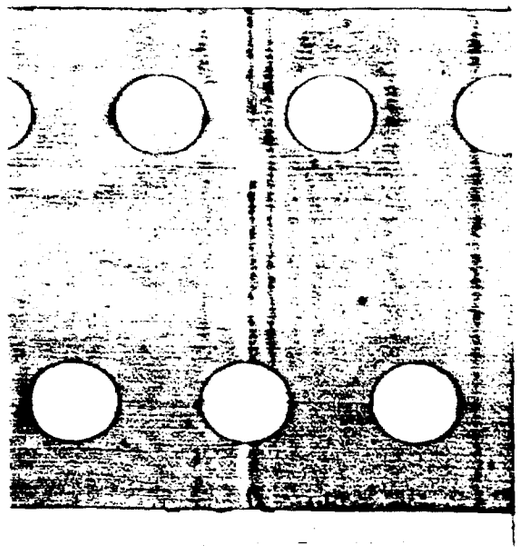
RECEIVED OF _____

FOR _____

BOOK 9241 PAGE 457

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK/BANK 342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

02/04/94 01 10:00 0001 2487

14927
IDENTIF. & REFERENCE

94 FEB -4 AM 10:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.753465