THIS INSTRUMENT PREPARED BY:
J.C.Dale, Jr., Attorney
221 4th Avenue, North, 5th Floor
Nashville, Tennessee 37219
(615) 255-7443

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #:
Tamara Lea Josephson 675 Harding Place, J-2 Nashville, Tennessee 37211	Same	Map #6205 Parcel #5
Teresa Zeh Feldott 931 Stonehenge Court Naperville, Illinois 60563		Field Book #15DZ27100

WARRANTY DEED

For and in consideration of the sum of One Hundred Six Thousand Dollars ($106,000.00) cash in hand paid to Nellie (Nelle) Zeh Riley , herein called Grantor, by Tamara Lea Josephson and Teresa Zeh Feldott, herein called Grantees, receipt of which sum is acknowledged by Grantor, and the agreement of Grantees herein to spend $10,000.00 to $15,000.00 for repairs and maintenance on the homeplace and their further agreement to pay property taxes and to maintain homeowners insurance on said property at their expense, the Grantor has this day bargained and sold and does hereby transfer and convey unto the said Grantees, as equal tenants in common, and to their heirs and assigns, subject to the reservations hereinafter made, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 7 of Block 1 on the plan of A.J. McGaughey's Hayesboro Subdivision, of record in Book 547, Pages 15 and 16, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 100 feet on the easterly side of Brush Hill Road and runs back between lines 350 feet on the north line and 342 feet on the south line to the west line of Hayesboro Drive, on which it measures 100 feet.

Being the same property conveyed to William M. Weitzel and wife, Nellie Z. Weitzel, by Deed recorded in Book 1316, page 502, Register's Office of Davidson County, Tennessee, subject to the restrictive covenant contained in Book 929, page 303, said Register's Office as follows:

"Said Lot No. 7 is to be used for residential purposes only."

The said William M. Weitzel is deceased, having been survived by the Grantor, who subsequently married Harry W. Riley, who is also now deceased.

Attention is called to the fact that the roadway along the top of the bluff between the Cumberland River and the east line of Lot 7 is for the joint use and benefit of owners of lots in the above subdivision.

Provided, however, as noted above, this conveyance is subject to the reservation by Grantor of the right to the use and occupancy for herself and her sister, Cora Zeh Davis, of the described property during Grantor's lifetime so long as she wishes, or as shall be necessary or appropriate for her use and occupancy should she become incapable of making such decision for herself.

The aforesaid property is improved and known as 4030 Brush Hill Road, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to said Grantees as equal tenants in common and to their heirs and assigns forever, subject to the reservation stated hereinabove for the use and occupancy of the premises by the Grantor and her sister, Cora Zeh Davis, and to the performance by Grantees of their commitments as hereinabove provided, including payment of 1994 property taxes which have been prorated and the accrued portion deducted from the sales price.

Grantor covenants that she is unmarried and lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except for current taxes. She further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, subject to the aforesaid reservation, against the lawful claims of all persons.

By acceptance and recording of this Deed, the Grantees agree to perform their commitments hereinabove made as part of the consideration for the transfer of the described property.

WITNESS my hand this 18th day of February, 1994.

Nellie Nelle Zeh Riley
NELLIE (NELLE) ZEH RILEY

7329 02/18 0101 03CHECK 401.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, M. Ann Padilla, a Notary Public in and for said County and State, the within named Nellie (Nelle) Zeh Riley, the within named Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of February, 1994.

M. Ann Padilla
NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for the above transfer is $106,000.00.

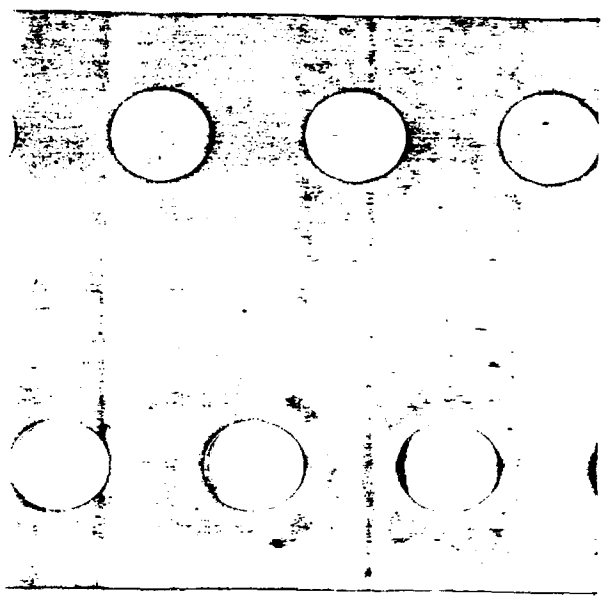
Jami Josephson
AFFIANT

Subscribed and sworn to before me this 18th day of February, 1994.

M. Ann Padilla
NOTARY PUBLIC
My Commission Expires:

19366
IDENTIF. & REFERENCE
94 FEB 18 PM 2:13
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9253 PAGE 877

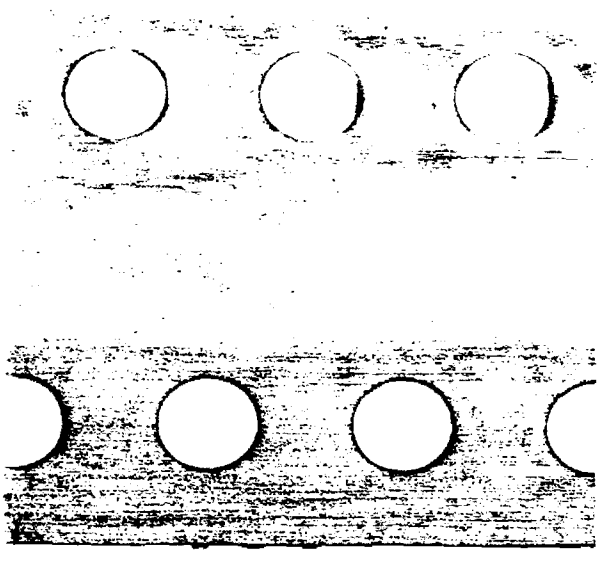
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
TOTAL 401.20
CHECK 401.20

02/18/94 01 14:13 0001 7329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



19366
IDENTIF. & REFERENCE

94 FEB 18 PM 2:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 758235