This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

60

WARRANTY DEED

BOOK 9258 PAGE 39

ADDRESS NEW OWNER:
Kaylup S. Anderson and Dorothy R. Anderson
6848 Collinswood Dr.
Nashville, TN 37221

SEND TAX BILL:
To Owner

MORTGAGEE:
Margaretten & Company, Inc.
One Ronson Road
Iselin, NJ 08830

MAP AND PARCEL:
MAP 155
GROUP 8C
PARCEL 202

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lee Chira, unmarried, and William C. Demetree, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kaylup S. Anderson and wife, Dorothy R. Anderson, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Poplar Creek Estates, Phase II, of record in Plat Book 6900, pages 339 through 347, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Lee Chira, married, and William C. Demetree, unmarried, by deed from Lee Chira, Trustee for Nashville Properties Partnership, of record in Book 8862, page 296, Register's Office for Davidson County, Tennessee.

This is improved property known as 6848 Collinswood Dr., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kaylup S. Anderson and wife, Dorothy R. Anderson, their heirs and assigns, forever; and we, Lee Chira and William C. Demetree, do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

SARA N. DEMETREE joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

20903
IDENTIFICATION REFERENCE

94 FEB 24 PM 12:48
REGISTER
DAVIDSON COUNTY, TN

Witness our hands this the 18 day of February, 1994.

Lee Chira

William C. Demetree

Sara N. Demetree

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lee Chira, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 18 day of February, 1994.

NOTARY PUBLIC

BRENDA J. CARLSON
MY COMMISSION # CC 228417
EXPIRES: October 28, 1998
Bonded Thru Notary Public Underwriters

My Commission Expires:

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William C. Demetree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 18 day of February, 1994.

NOTARY PUBLIC

My Commission Expires:

BRENDA J. CARLSON
MY COMMISSION # CC 228417
EXPIRES: October 28, 1998
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Orange

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

Witness my hand and official seal this the 18 day of February, 1994.

NOTARY PUBLIC

My Commission Expires:

BRENDA J. CARLSON
MY COMMISSION # CC 228417
EXPIRES: October 28, 1998
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 172,900.00.

Robert M. Buchanan Jr.
AFFIANT Atty in fact for Lee Chira

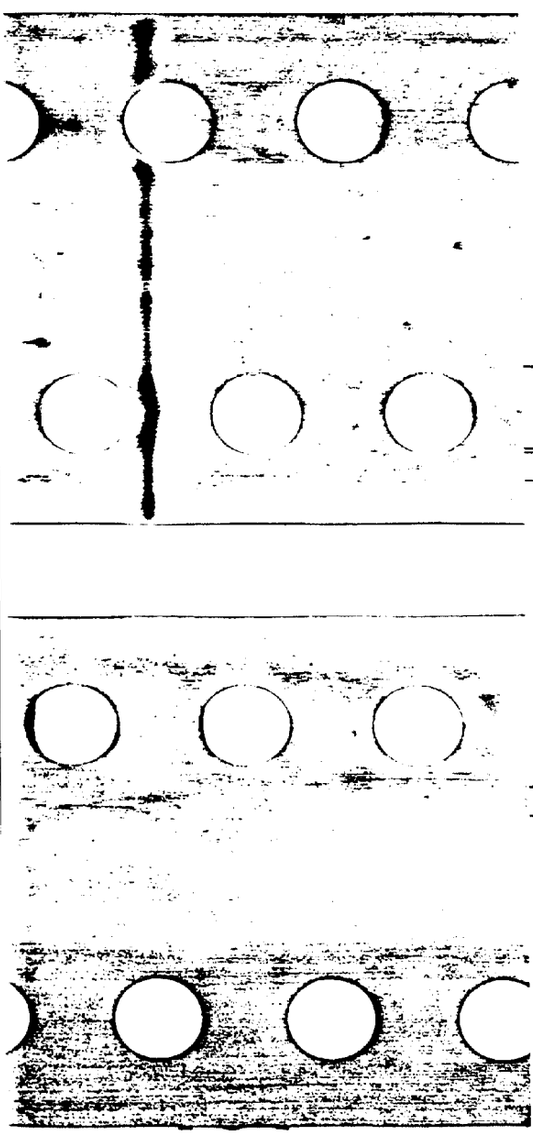
Subscribed and sworn to before me this 22nd day of February, 1994.

Deborah A. Hughes
NOTARY PUBLIC

My Commission Expires: ~~November 20, 1996~~ May 28, 1995

DEBORAH A. HUGHES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

6990 02/24 0101 03CHECK 648.73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9258 PAGE 41

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
				172900.00
				CON TX 639.73
				PRFEE 1.00
				WDEED 8.00
				TOTAL 648.73
				CHECK 648.73
02/24/94	01			12:49 0001 8590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20903
IDENTIFICATION REFERENCE

94 FEB 24 PM 12:49

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 759872