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WARRANTY DEED

PREPARED BY:

ANDREA STUPKA
Woodard and Lincoln
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $30,000.00.

Affiant

Sworn to and subscribed before me on this the 10th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 3-2-96

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
Robert R. Sayers and wife,
Robbye H. Sayers
139 Scenic View Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 43-4/54

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, Marvin J. Robinson and wife, Robin Leigh Robinson, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto Robert R. Sayers and wife, Robbye H. Sayers, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. "N" on the unrecorded Map showing the Resubdivision of Lots 64 and 66 on the Plan of Scenic View Subdivision and described according to a survey thereof made by James L. Murphy, Jr., Surveyor, August 7, 1959, as follows:

BEGINNING at a point in the northeasterly margin of Scenic View Drive, 1413.8 feet northwest from a concrete monument at the beginning of a curve into Hillman Place; thence with the margin of Scenic View Drive North 46 deg. 29 min. West 69.1 feet to a point; thence North 43 deg. 31 min. East 170 feet to a point; thence South 46 deg. 29 min. East 69.1 feet to the point; thence South 43 deg. 31 min. West 170 feet to the point of beginning.

BEING the same property conveyed to Marvin J. Robinson and wife, Robin Leigh Robinson by deed from Roger V. Capley and wife, Valerie Capley of record in Book 7323, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 139 Scenic View Drive, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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, except as follows:

1) 1992 and 1993 taxes will be paid at the time of closing. 1994 taxes have been prorated and will be paid by the Grantees when due.

2) Federal Tax Lien in the amount of $2,513.34 plus, filed in favor of Internal Revenue Service of record in Book 8372, page 65, Register's Office for said County. Lien will be paid by Grantors at closing.

3) Federal Tax Lien in the amount of $1,975.87 plus, filed in favor of Internal Revenue Service of record in Book 8416, page 325, Register's Office for said County. Lien will be paid by Grantors at closing.

Said GRANTORS 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 number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 10th day of March, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Marvin J. Robinson Jr
MARVIN J. ROBINSON

Robin Leigh Robinson
ROBIN LEIGH ROBINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Marvin J. Robinson and wife, Robin Leigh Robinson, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 10th day of March, 1994.

Andrea Stupka
NOTARY PUBLIC

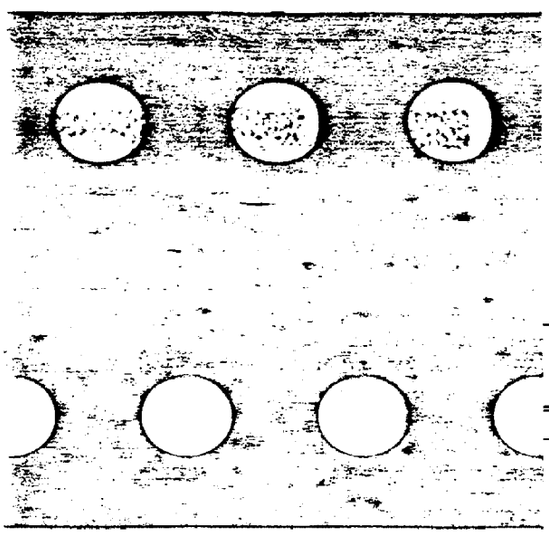
My Commission Expires: May 26, 1996

27223
IDENTIF. & REFERENCE

'94 MAR 14 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1190 03/14 0101 03CHECK 194.00

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



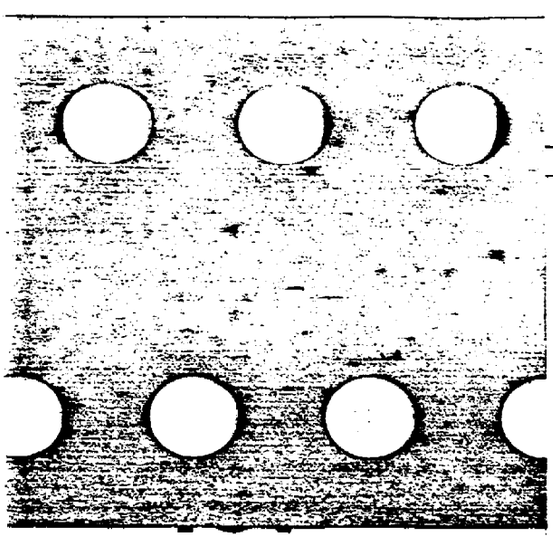
RECEIVED OF _____

FOR _____

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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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
			03/14/94 01	10:27 0001 1190



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27223 IDENTIF. # REFERENCE

94 MAR 14 AM 10:27
FELIX Z. WILSON II
REGISTER
DAVIDSON COUNTY, TN.

No. 766572