ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Romney Shick 318 54th Avenue North Nashville, TN 37209	New Owner	Map 91-150 Parcel 20.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Maxine T. Seat, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Romney Shick, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the southwesterly part of Block 5 on the Map of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County. Said part of said lot fronts 80 feet on the easterly side of Richland Avenue and runs back between parallel lines, along the northerly margin of Elkins Avenue, 150 feet to a dead line.

Being the same property conveyed to Maxine T. Seat by the Last Will and Testamnet of Algie Lee Seat, of record in Will Book 104, Page 156, Probate Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 318 54th Avenue North, Nashville, TN 37209.

Maxine T. Seat is one and the same person as Maxine Townes Seat.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $93,000.00.

RS

Romney Shick 3-16-94
Affiant

Subscribed and sworn to before me this 16th day of March, 1994.

Robert J. Notestine
Notary Public

My Commission Expires January 24, 1997

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

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And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of March, 1994.

Maxine T. Seat by Greg Seat Her attorney-in-Fact

Maxine T. Seat
By: Greg Seat
Attorney in Fact
recorded simultaneously
herewith

SATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg Seat, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in behalf of Maxine T. Seat for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of March, 1994.

Notary Public

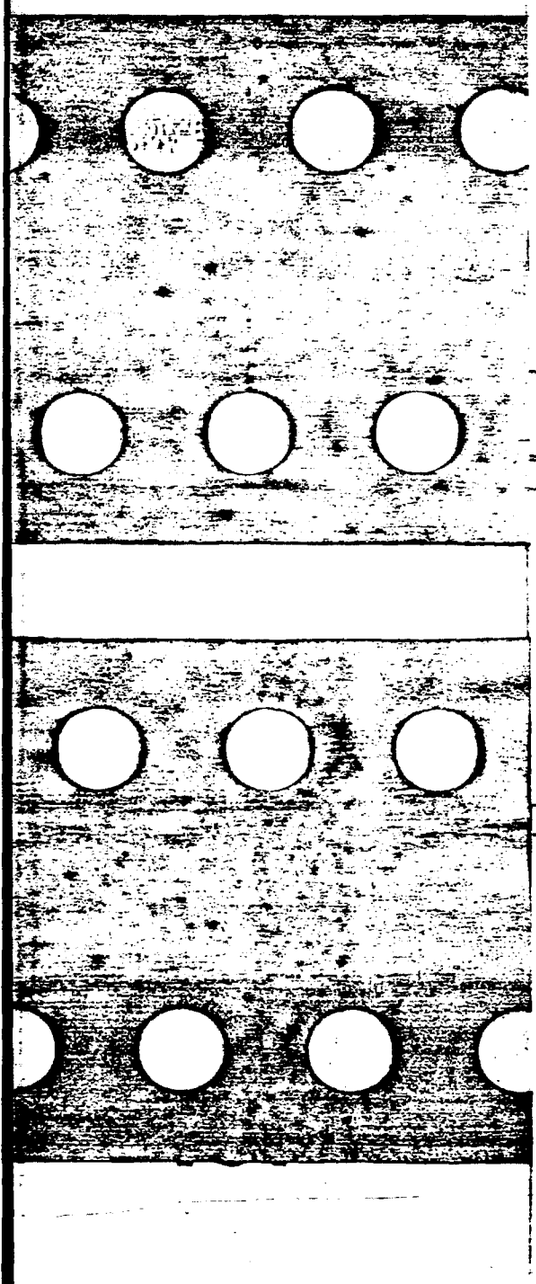
My Commission Expires: January 24, 1998

30699
IDENTIF. & REFERENCE

94 MAR 23 AM 10:11

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4953 03/23 0101 03CHECK 353.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9287 PAGE 100

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10

03/23/94 01 10:10 0001 4968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30699
IDENTIF. ↑ REFERENCE

94 MAR 23 AM 10: 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 770291