THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 9313 PAGE 263

ADDRESS NEW OWNERS:	SEND TAX BILLS TO: PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Arnold Lanius, et al 227 S. Main St. Goodlettsville, TN 37072	Same as New Owner	Map 33-6-A Parcel 40 CO Field Book GO 20990

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, HUBERT LEE WORRELL III, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ARNOLD LANIUS, single, and PALLIE ANN WILSON, single, as joint tenants with survivorship obtaining, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 74 on the Plan of Echo Hill Estates, a Planned Unit Development, Section Two of record in Plat Book 6900 at page 791, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hubert Lee Worrell III by deed from Yvonne Worrell of record in Book 8324, page 441, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 112 Echo Hill Boulevard, Goodlettsville, Tennessee 37072.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them, the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994, which are a lien but not yet due and payable, which have been prorated between the parties at closing and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of Echo Hill Estates of record in Book 6900 at page 791, said Register's Office.

3. Subject to Declaration of Covenants, Conditions and Restrictions of Echo Hill Estates of record in Book 7489, page 988, as supplemented and amended by instrument of record in Book 7699, page 949, said Register's Office.

4. Subject to By-Laws of Echo Hill Estates Homeowner's Association, Inc. of record in Book 7495, page 184, as supplemented and amended by instrument of record in Book 7699, page 966, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 14th day of April, 1994.

"GRANTORS"

HUBERT LEE WORRELL III

"GRANTEES"

ARNOLD LANIUS

PALLIE ANN WILSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUBERT LEE WORRELL III, ARNOLD LANIUS and PALLIE ANN WILSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $186,500.00.

Affiant

Sworn to and subscribed before me, this the 14th day of April, 1994.

NOTARY PUBLIC

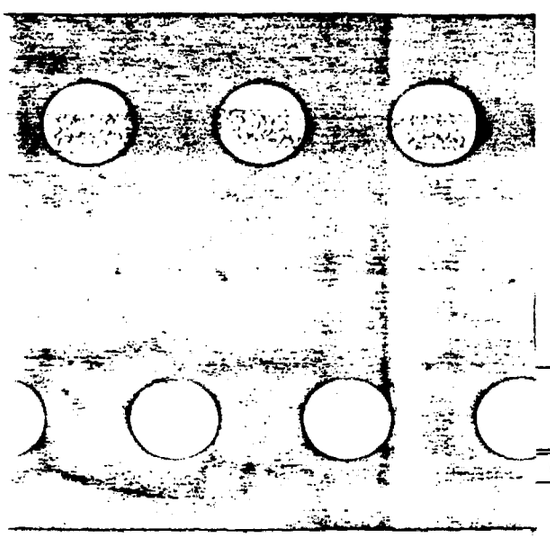
My Commission Expires: 12/6/97

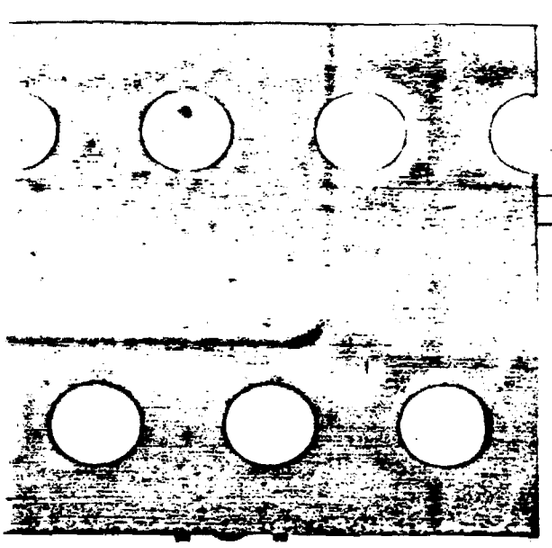
IDENTIFICATION REFERENCE 39165

94 APR 15 AM 8:

DAVIDSON COUNTY

4488 04/15 0101 03CHECK 699.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9313 PAGE 265

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 186500.00
				CON TX 690.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 699.05
				CHECK 699.05
04/15/94	01			08:31 0001 4468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39465

IDENTIF. & REFERENCE

94 APR 15 AM 8:30

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 779663