PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8745

W & I Ref: (kd) (Title No: 34941)
Dav. Co. File: Box 8

PERCY PRIEST JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 235000.00

Randy O. Luther
Affiant

Sworn and subscribed before me this 13th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Randy O. Luther Ann Patterson Luther 4015 Overbrook Drive Nashville, Tennessee 37204	CTX Mortgage Company P. O. Box 19000 Dallas, Texas	132-02-026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James W. Ditenhafer, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randy O. Luther and spouse, Ann Patterson Luther,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being all of Lot No. 37 on the Map of Brookhaven Estates, the plat of which is of record in Book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, except for a triangle located in the northerly rear corner of said lot, said triangle having a base of 10 feet as measured along the rear boundary line of said Lot 37, (which triangle was a part of the property conveyed to C.H. Briley, Jr., and wife, Marguerite S. Briley, by deed of record in Book 2096, page 617, said Register's Office), and including a triangle located in the southwesterly corner of Lot No. 36, said triangle having a base of 10 feet as measured along the northwesterly right-of-way of Overbrook Drive, said tract being more particularly described as follows:

BEGINNING at a point in the northwesterly margin of Overbrook Drive at the corner of Lots 37 and 38; thence with the line between said lots northwesterly 277.2 feet to a point at the common rear corner of Lots 37 and 38; thence along the rear boundary of said Lot 37, northeasterly 150 feet to a point which is 10 feet southwest; as measured along the rear boundary of Lot 37, from the common rear corner of Lots 36 and 37; thence southeasterly and crossing the line between Lots 36 and 37, 313.2 feet to an iron pin in the northwesterly margin of Overbrook Drive which iron pin is 10 feet northeast from the original common front corner of Lots 36 and 37; thence with the margin of Overbrook Drive southwesterly 150 feet to the point of beginning.

BEING the same property conveyed to James W. Ditenhafer by deed from First American Trust Company, N.A. and N. Burch Tucker, Jr., the Co-Executors, by the Last Will and Testament of Goebel G. Bunch of record in Book 8901, page 77, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 1578 Page 276; Book 1786, page 501; Book 1969, page 609 and Book 3529, page 623 said Register's Office, and to the matters set forth in the referenced Plan of record.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 4015 Overbrook Drive, Nashville, Tennessee 37204

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of April, 1994.

James W. Ditenhafer

State of Tennessee
County of Davidson

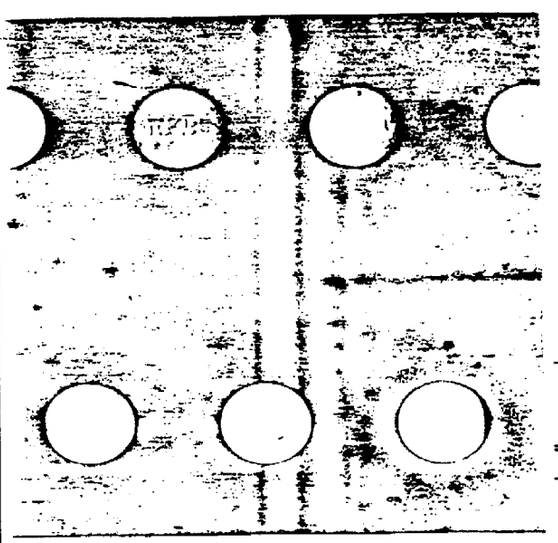
On this 13th day of April, 1994, before me the undersigned authority, personally appeared **James W. Ditenhafer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

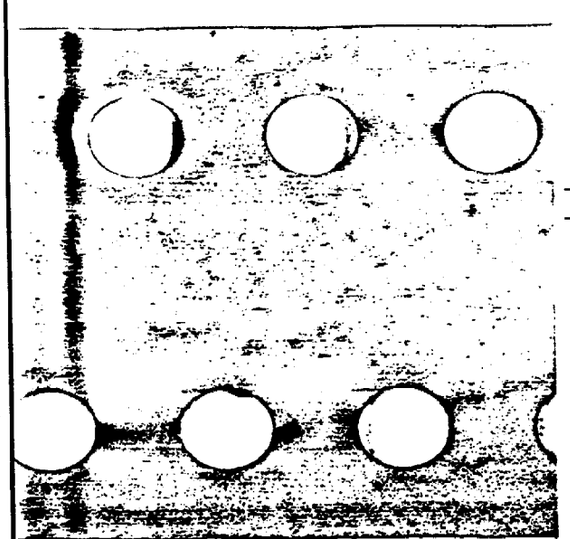
My Commission Expires: _____

PERCY PRIEST JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

Notary Public

39506
IDENTIFICATION
94 APR 15 AM 10:01
FELIX Z. [illegible] DAVIDSON COUNTY
4606 04/14/94 01 OCHECK
878.50





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

RECEIVED OF _____

FOR _____

BOOK 9313 PAGE 560

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 235000.00
				CON TX 869.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 878.50
				CHECK 878.50
			04/15/94 01	10:18 0001 4606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39586
IDENTIFICATION REFERENCE

94 APR 15 AM 10:17
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 779800