Box 37
PHC

BOOK 9316 PAGE 611

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
David Harkness 108 Wentworth Ave. Nashville, TN 37215	Same	116-16-B Parcel 38
This instrument prepared by: Boult, Cummings, Conners & Berry (PHC) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Peter Curry, Trustee ("Grantor") has bargained and sold, and hereby transfers and conveys to David Harkness, et ux Betty G. Harkness ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. The Master Deed, By-laws and those matters shown on The Plan of The Iroquois of Nashville, all as amended and of record in the Register's Office of Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons.

40656
IDENTIF. & REFERENCE

'94 APR 19 AM 11:00
REGISTER
DAVIDSON COUNTY, TN.

Executed this 9th day of April, 1994.

Peter Curry, Trustee

This is unimproved property, known as Wentworth Avenue, Lot 38, The Iroquois of Nashville,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this 9th day of April, 1994.

NOTARY PUBLIC

Notary Public
My Commission Expires: 3/23/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Curry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 3/23/96

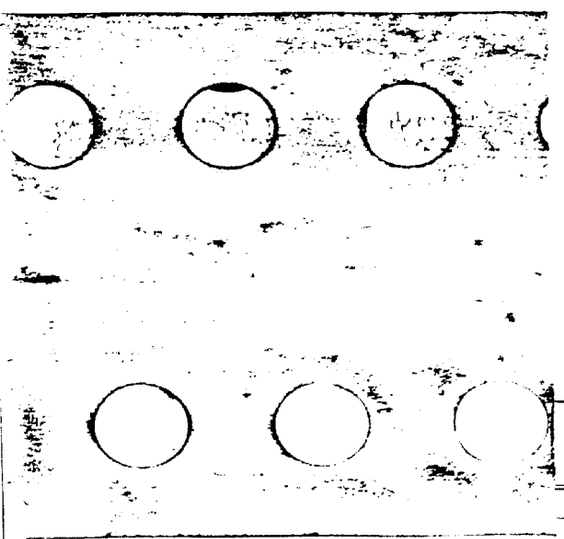
EXHIBIT A

Being Lot No. 38 on the Plan of the Iroquois of Nashville of record in Book 6250, pages 636 and 637, as revised in Book 6250, pages 723 and 724, and in Book 6900, pages 61-62, Register's Office for said county, to which plans reference is here made for a more complete description of said lot.

Being the property conveyed to Grantor by deed of record in Book 7112, page 843, said Register's office.

Said Lot No. 38 is conveyed subject to the Master Deed of record in Book 6684, page 243, as amended in Book 6820, page 732, and attendance By-Laws of record in Book 6684, page 267, and to said plans of record in said Register's Office.

3755 04/19 0101 03CHECK 272.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

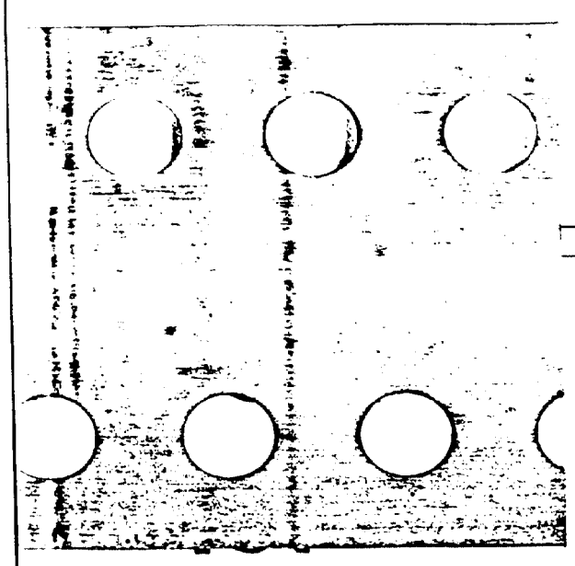
FOR _____

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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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 272.00
				CHECK 272.00
04/19/94	01			11:01 0001 5755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



40656

IDENTIF. ↑ REFERENCE

94 APR 19 AM 11:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 780932