STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,750.00.

John A. Berti
Affiant

Subscribed and sworn to before me, this 28th day of April, 1994.

Notary Public

My Commission Expires: 7/23/94

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888
Box 44

Address new owner:	Send Tax Bills To:	Map/Parcel Number
John A. Berti and wife, Florence Berti 222 Dellrose Drive Nashville, TN 37214	Leader Federal Bank for Savings P.O.Box 1860 Memphis, TN 38101-1860	84-14-203

~~7464 04/28 0101 03CHECK~~ 333.68

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN C. AUSTIN AND WIFE, JANICE K. AUSTIN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN A. BERTI AND WIFE, FLORENCE BERTI**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Donelson Meadows Subdivision, recorded in Book 1835, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete and accurate legal description.

Being the same property conveyed to Brian C. Austin and wife, Janice K. Austin, by deed from Richard G. Agee and wife, Jacqueline A. Agee, of record in Book 7833, page 193, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 Taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 35, Register's Office for said County.

This is improved property known as 222 Dellrose Drive, Nashville, Tennessee 37214.

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 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, unless otherwise herein set

out; and we 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 28th day of April, 1994.

Brian C. Austin

Janice K. Austin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN C. AUSTIN AND WIFE, JANICE K. AUSTIN**, 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 28th day of April, 1994.

Notary Public

My Commission Expires: 7/23/94

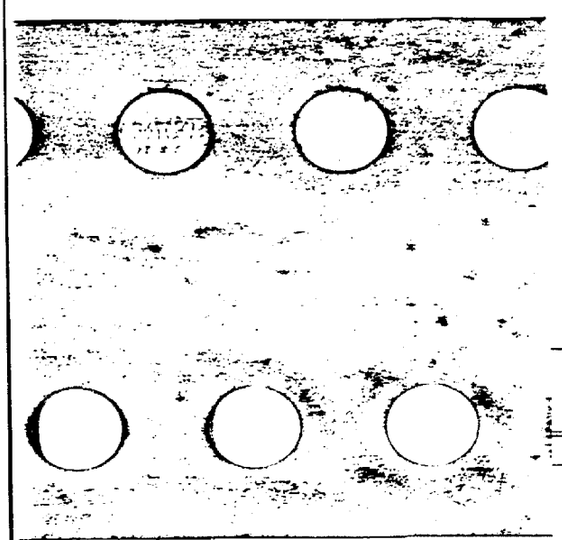
94 APR 20 PM 3:44
REGISTER
DAVIDSON CO. TENN.

44013
IDENTIF. & REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9326 PAGE 511

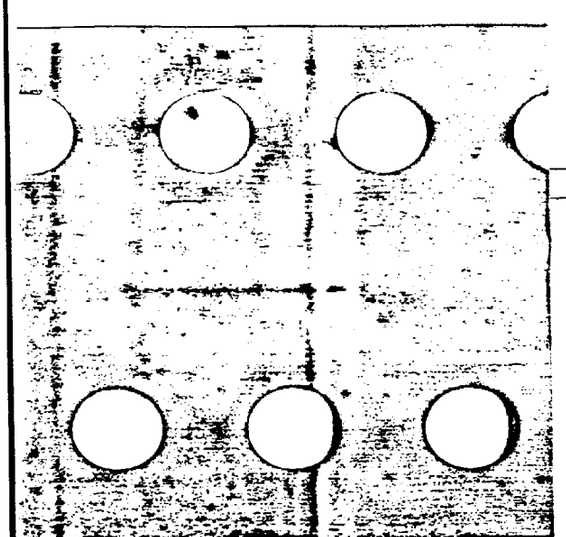
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87750.00
CON TX 324.68
PRFEE 1.00
WDEED 8.00
TOTAL 333.68
CHECK 333.68

04/28/94 01 15:46 0001 9464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



44013
IDENTIF. & REFERENCE

94 APR 28 PM 3:44

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

No. 784579