This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Eric H. Avery and Billie Alexander Avery
8733 Old Charlotte Pike
Pegram, Tennessee 37143

SEND TAX BILL:
NEW OWNER

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 112
GROUP
PARCEL 51.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David K. Sigler and wife, Amanda Sigler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric H. Avery and wife, Billie Alexander Avery, hereinafter called 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 a tract of Land in the Twenty-Third Councilmanic District of Davidson County, Tennessee, and located on the south margin of Old Charlotte Pike and being northeast of Longview Drive and being more particularly described as follows:

BEGINNING on an iron pin located on the south margin of Old Charlotte Pike, said pin being located 15.00 feet northwest of a concrete monument being the northernmost corner of Lot No. 2 on the Plan of Craddock Subdivision, as of record in Plat Book 7900, page 184, Register's Office for Davidson County, Tennessee (RODC), and said pin being the northwest corner of the herein described property, thence;

1.) Along the south margin of Old Charlotte Pike N 37-00-00 E a distance of 100.00 feet to an iron pin, said pin being the northeast corner of the property herein described, and being the northwest corner of an additional parcel belonging to David K. Sigler as evidenced in Deed Book 7907, page 364, (RODC), thence;

2.) Leaving said margin of Old Charlotte Pike and along the east line of the property herein described S 55-19-00 E a distance of 800.00 feet to an iron pin, said pin being the southeast corner of the property herein described, thence;

3.) Leaving Sigler's west line S 37-00-00 W a distance of 100.00 feet, to an iron pin, said pin being the southwest corner of the property herein described, and being a point on the northernmost line of Lot No. 2 of the plan of Craddock Subdivision (RODC), thence;

4.) Along the west line of the property herein described N 55-19-00 W passing a concrete monument at 785.00 feet, a total distance of 800.00 feet to an iron pin, the

beginning, containing 1.835 acres, more or less, according to a survey by Jesse E. Walker, RLS, PE dated 4-24-94.

BEING part of the same property conveyed to David K. Sigler by deed from Jay L. Smallzman and wife, Suzanne K. Smallzman, as of record in Book 7907, page 364, Register's Office for Davidson County, Tennessee.

Amanda Sigler joins in this conveyance to convey any and all rights she may have in the subject property by virtue of her marriage to David K. Sigler.

This is improved property known as 8733 Old Charlotte Pike, Pegram, TN 37143.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eric H. Avery and wife, Billie Alexander Avery, their heirs and assigns, forever; and we, David K. Sigler and wife, Amanda Sigler, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 29th day of April, 1994.

David K. Sigler

Amanda Sigler

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David K. Sigler and wife, Amanda Sigler, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of April, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,000.00.

Billie Alexander Avery
AFFIANT

Subscribed and sworn to before me
this 29th day of April, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

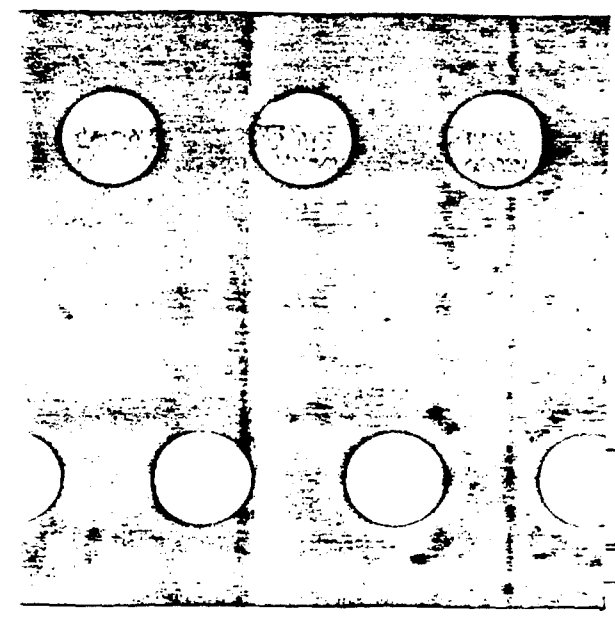
My Commission Expires: May 28, 1995

44591
IDENT. & REFERENCE

93 APR 23 01 8:17

PICK-UP

0083 04/29 0101 03CHECK 301.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9328 PAGE 240

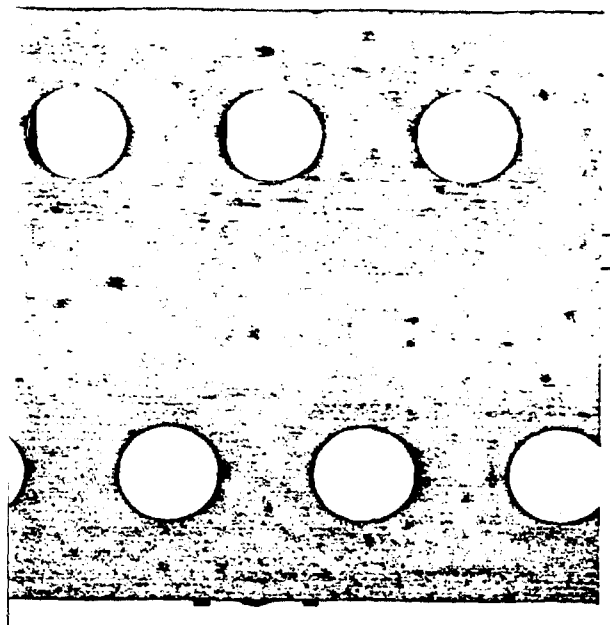
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 12.00
TOTAL 301.60
CHECK 301.60

04/29/94 01 15:18 0001 0083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



44591
IDENTIFICATION REFERENCE

94 APR 29 PM 3:17

REGISTER
DAVIDSON CO. TN.

No. 785185