Name and Address of New Owner:
Paul C. Buff
708 Enquirer Avenue
Nashville, TN 37205

Send Tax Bills To:

Mortgage Service America Co.
P.O. Box 7360
Reno, Nevada
89510-7360

Prepared by:

D.W. McMackin
McMackin, Garfinkle, McLemore & Walker
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No.
130-6-19
BM07315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Subscribed and sworn to before me on this 31st day of May, 1994.

Notary Public

My Commission Expires: 11/26/94

MAIL ENV.

94 JUN -1 PM 1:39
FELIX DAVIDSON COUNTY, TN.

56019
IDENTIF. & REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------
----------($10.00)----------
Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Pamela C. Walls Beuerlein and husband, Jim Beuerlein, have bargained and sold, and do hereby transfer and convey unto the said Paul C. Buff, unmarried, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots of Belle Meade, Second Plan, of record at Book 5200, page 52, Register's Office for said County.

Said Lot No. 2 fronts 190.0 feet on the easterly margin of Enquirer Avenue, and extends back 259.72 feet on the northerly line, and 281.77 feet on the southerly line, to a line in the rear which is a broken line, on which it has a total measurement of 213.18 feet.

Being the same property conveyed to Jim Beuerlein and wife, Pamela C. Walls Beuerlein, by deed from David G. Hitt and wife, Joyce F. Hitt, of record in Book 6176, page 680, said Register's Office, and being the same property conveyed to Pamela C. Walls Beuerlein by Quitclaim Deed from Jim Beuerlein, of record in Book 7957, page 739, said Register's Office.

Jim Beuerlein, husband of Pamela C. Walls Beuerlein, joins in execution of this instrument for the purpose of conveying any and all marital rights that he may now or hereafter have in and to the above described real property.

This is improved property located at 708 Enquirer Avenue, Nashville, Tennessee 37205.

The above legal description is identical to the legal description in the previous deed of record.

0477 06/01 0101 03CHECK 2821.00

This conveyance is made subject to:

1. 1994 metro taxes, a lien not yet due and payable which has been prorated and assumed by Grantee. By acceptance of delivery of this deed, Grantee assumes and agrees to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. The plan of record in Book 5200, page 52, said Register's Office, shows a 10-foot easement for public utility and drainage purposes along the easterly line of said lot.

3. Sewer easement of record in Book 5787, page 221, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Paul C. Buff, unmarried, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein provided.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to the said Paul C. Buff, unmarried, his heirs and assigns, against the lawful claims of all persons.

Witness our hands on this 31st day of May, 1994.

Pamela C. Walls Beuerlein

Jim Beuerlein

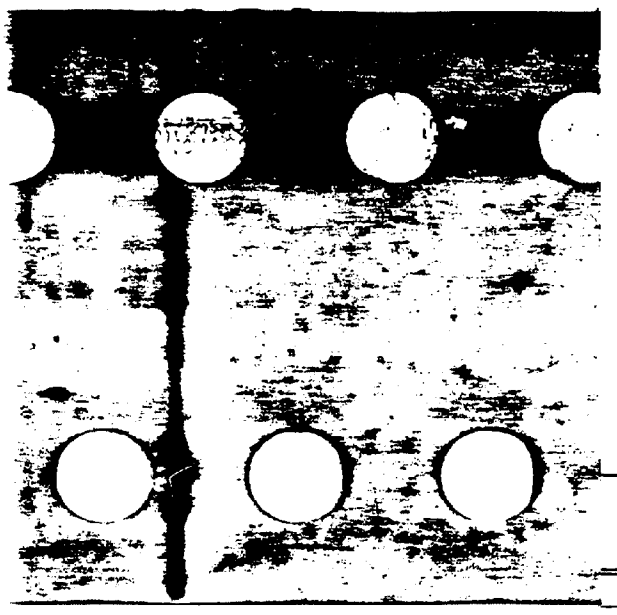
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela C. Walls Beuerlein and husband, Jim Beuerlein, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1994.

Notary Public

Commission Expires: 11/26/94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

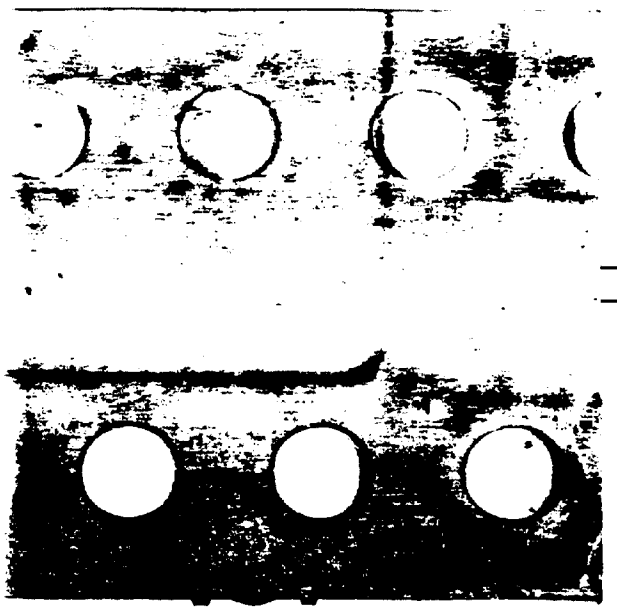
RECEIVED OF _____

FOR _____

BOOK 9362 PAGE 908

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		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL AMOUNT
			CHRT	760000.00
			CON TX	2812.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2821.00
			CHECK	2821.00
06/01/94	01		13:39 0001	0477



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56019
IDENTIF. ↑ REFERENCE

94 JUN -1 PM 1:39
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 797464