PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35326)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 137500.00

Barbara Bunn
Affiant

Sworn and subscribed before me this 2nd day of June, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Susan V. Channell Juliet A. Channell 911 Battery Lane Nashville, TN 37220	SAME	132-09-128

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 **Edna S. Kuhlman, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan V. Channell and Juliet A. Channell, as tenants in common,** 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 Lot No. 1 on the plan of Waterswood Acres, Section II, a Re-Subdivision of Lot 9 Oakhill Subdivision No. 1, as of record in Book 3500, page 10, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Battery Lane, at a concrete monument opposite a turn into a 50 foot roadway; thence along the margin of Battery Lane, easterly 176.14 feet to a concrete monument; thence southerly 315 feet to an iron pin at the corner of Lot No. 2 thence with the line between Lots 1 and 2, westerly 200 feet to the easterly margin of said Drive; thence with the margin of the same, northerly 291.14 feet to the beginning of a curve; thence around said curve, northeasterly 38.11 feet to the point of beginning.

BEING the same property conveyed to L. W. Kuhlman and wife, Edna S. Kuhlman by deed from J. Campbell Jenkins and wife, Mamie N. Jenkins of record in Book 3764, page 399, said Register's Office. The said L. W. Kuhlman has since died.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Edna S. Kuhlman by David L. Kuhlman as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 911 Battery Lane, Nashville, TN 37220

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 2nd day of June, 1994.

Edna S. Kuhlman

Edna S. Kuhlman, By David L. Kuhlman, Atty-in-Fact

56567
IDENTIFICATION REFERENCE

94 JUN -2 AM 11:21
FILED AND RECORDED
DAVIDSON COUNTY, TN.

1041 06/02 0101 03CHECK 517.75

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 **David L. Kuhlman**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Edna S. Kuhlman**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on June 2, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Edna Kuhlman

TO: Susan V. Channell and Juliet A. Channell

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

David L. Kuhlman, Affiant

Sworn to and subscribed before me

on June 2, 1994.

Notary Public

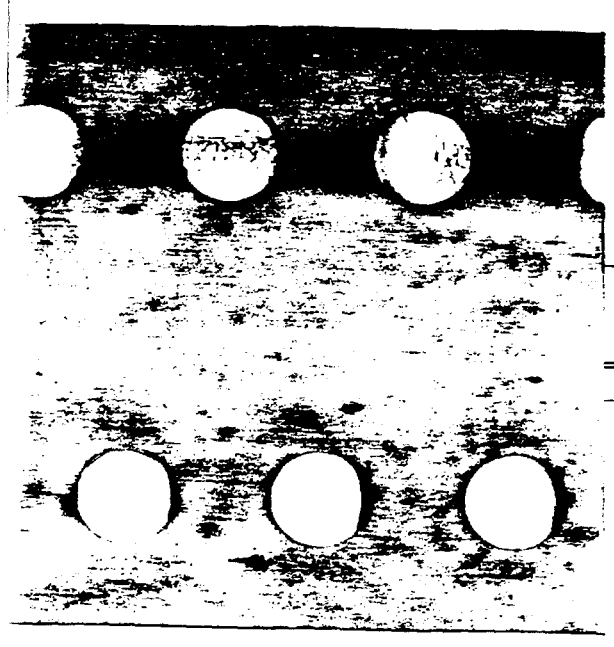
My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

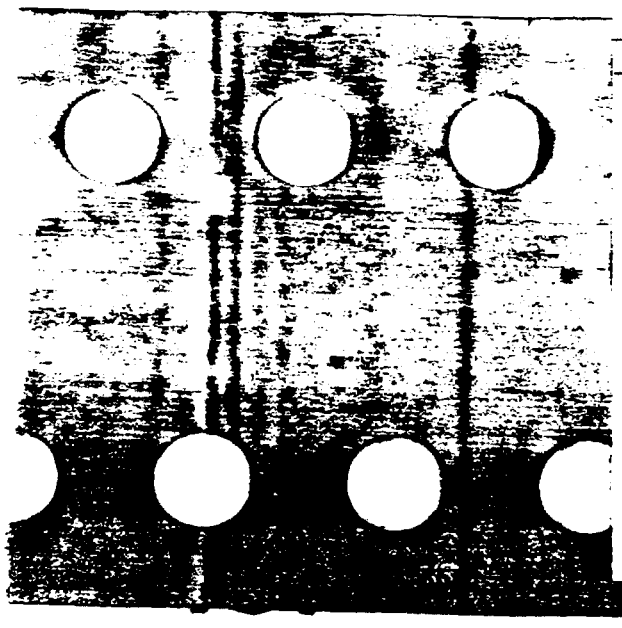
FOR _____

BOOK 9365 PAGE 155

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 137500.00
CON TX 508.75
PRFEE 1.00
WDEED 8.00
TOTAL 517.75
CHECK 517.75
06/02/94 01 11:24 0001 1041



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56567
IDENTIF. & REFERENCE

94 JUN -2 A 11:23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798020