THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***63,000.00.

Thelma L. Fick
Affiant

Subscribed and sworn to before me this 20th day of June, 1994.

Notary Public

My Commission Expires: 11-22-97

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
ELMER P. FICK THELMA L. FICK 620 Fatherland Street Nashville, Tennessee 37206	SAME	MAP 82-16 PARCEL 233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THREE THOUSAND AND 00/100 ($***63,000.00) DOLLARS,

(a) of which TEN THOUSAND AND 00/100 ($***10,000.00) DOLLARS have been paid in cash by the hereinafter named Grantees, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of FIFTY THREE THOUSAND AND 00/100 ($***53,000.00) DOLLARS, the Grantees herein have this day executed a Deed of Trust Note payable to Grantor with an interest rate of Eight percent (***8.00%) per annum amortized over 20 years payable in monthly installments of $***443.31 with the balance of any unpaid principal and accrued interest due and payable on June 20, 1996.

SUMLEY, a partnership composed of Mark H. Gwaltney and Stephen P. Jeffords, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ELMER P. FICK and wife, THELMA L. FICK, 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 Lot No. 11 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 50.0 feet on the southerly side of Fatherland Street and runs back between parallel lines 210.0 feet to an alley.

BEING the same property conveyed to Sumley, a partnership composed of Mark H. Gwaltney and Stephen P. Jeffords, by deed from Heirs of Birchie D. Coffee, being Kathleen Cotten, Jane Hendrixson (now being Jane Hendrixson Fields) and Barbara Longbottom, of record in Book 6514, page 892, Register's Office for Davidson County, Tennessee.

This is improved property known as 620 Fatherland Street, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

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

2. Matters shown on the Plan of Williams' First Addition to Edgefield, record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of June, 1994, as the sole partners of Grantor.

SUMLEY, a partnership

By: _____
Mark H. Gwaltney

By: _____
Stephen P. Jeffords

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 MARK H. GWALTNEY and STEPHEN P. JEFFORDS, with whom I am personally acquainted, the sole partners of SUMLEY, the within named bargainor, a partnership, and who acknowledged that they as the sole partners of Sumley, a partnership, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 1994.

_____
Notary Public

My Commission Expires:

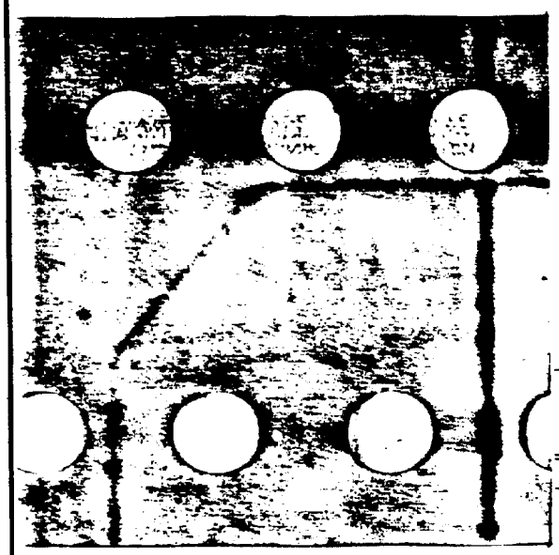
11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

9297 06/23 0101 03CHECK 242.10

94 JUN 23 AM 9:57
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

63986
IDENTIF. & REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

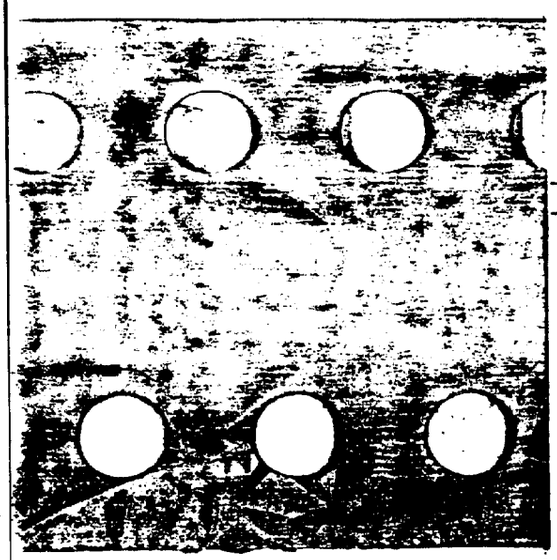
RECEIVED OF _____

FOR _____

BOOK 9386 PAGE 424

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	63000.00
CON TX	233.10
PRFEE	1.00
WDEED	8.00
TOTAL	242.10
CHECK	242.10

06/23/94 01 09:58 0001 9297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63986
IDENTIF. ↑ REFERENCE

94 JUN 23 AM 9:57

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

No. 806008