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: 35337)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 85000.00

Affiant

Sworn and subscribed before me this
30th day of June, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
John M. Finkbiner Judi J. Finkbiner 834 Pleasant Valley Drive Nashville, TN 37204	Margaretten & Company, Inc. One Ronson Road Iselin, NJ 08830	118-10-109

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 **Elizabeth Thornton Cranch, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Finkbiner and spouse, Judi J. Finkbiner,** 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. 18 on the Map of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for said County.

SAID Lot No. 18 fronts 70 feet on the north side of Greenvale Drive now called Pleasant Valley Road, and runs back between lines, 163.5 feet on the east line and 188.8 feet on the west line to a dead line in the rear on which it measures 96.7 feet.

BEING the same property conveyed to Thomas J. Cranch, Sr. and wife, Elizabeth T. Cranch by deed from James A. Jackson, Jr. and Ila W. Jackson of record in Book 4009, page 200, Register's Office for Davidson County, Tennessee. Thomas J. Cranch, Sr. having 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.

FEE $ 323.50 REGISTER
DAVIDSON COUNTY, TN.
96 JUL -1 AM 10:33

56815

This is improved property, known as: 834 Pleasant Valley Drive, Nashville, TN 37204

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 30th day of June, 1994.

Elizabeth Thornton Cranch

Elizabeth Thornton Cranch

State of Tennessee
County of Davidson

On this 30th day of June, 1994, before me the undersigned authority, personally appeared **Elizabeth Thornton Cranch**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

3426 07/01/96 0001 03CHECK 323.50

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____

Notary Public

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

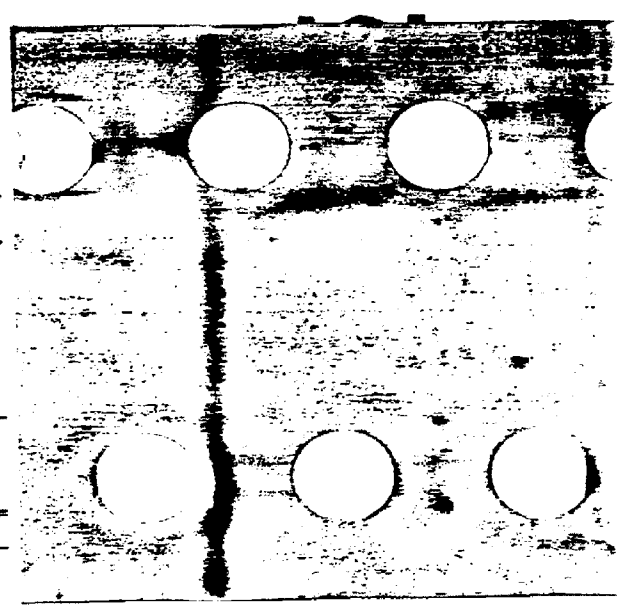
RECEIVED OF _____

FOR _____

BOOK 9394 PAGE 733

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



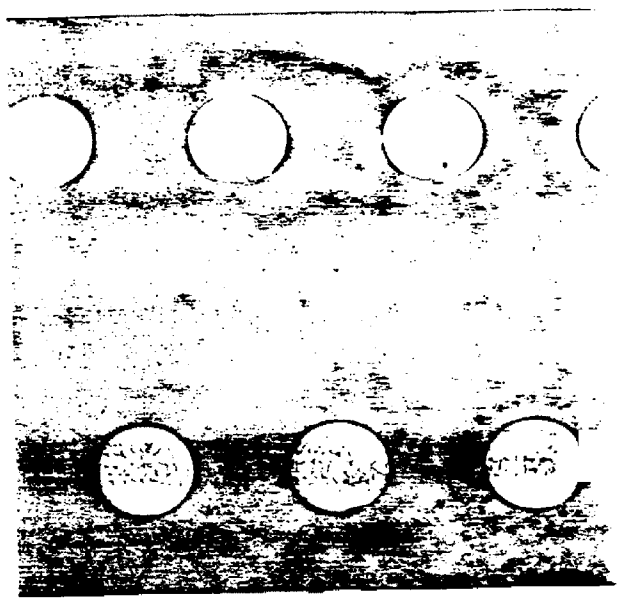
CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

07/01/94 01 10:34 0001 2426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66845
IDENTIFYING REFERENCE

94 JUL -1 AM 10:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 809086