WARRANTY DEED

BOOK 9394 PAGE 901

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Barbra S. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 94

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBRA S. THOMPSON (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	103-3-101
5005 DAKOTA AVENUE (ADDRESS)	P. O. BOX 35140 (ADDRESS)	25W-01605
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	LOUISVILLE, KY 40232 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARGUERITE TROXLER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBRA S. THOMPSON, A SINGLE PERSON

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:

LAND in Davidson County, Tennessee, being part of Block 18, on the Plan of The Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition to Nashville, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the southerly margin of Dakota Avenue, formerly Fourth Avenue, 110 feet westwardly from the westerly margin of Fifieth Avenue North, formerly Ninth Street; thence with the southerly margin of Dakota Avenue, westwardly 50 feet; thence southwardly parallel with Fiftieth Avenue, 160 feet; thence eastwardly parallel with Dakota Avenue, 50 feet; thence northwardly 160 feet to the point of BEGINNING.

BEING the same property conveyed to Joe D. Troxler and wife, Marguerite Troxler, by deed from Herman L. Justice and wife, Louise Justice, of record in Book 1077, page 185, Register's Office for Davidson County, Tennessee. The said Joe D. Troxler has since died and is survived by wife, Marguerite Troxler.

This instrument is executed on behalf of Marguerite Troxler, by Edward Doyle Troxler, Sr. and Greeta Carol Fox, as her Attorneys-in-Fact pursuant to a Power of Attorney, which is being placed of record with this instrument.

Edward D. Troxler and Edward Doyle Troxler, Sr. are one in the same person.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 5005 DAKOTA AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of June, 19 94

MARGUERITE TROXLER
By: Marguerite Troxler by Edward Doyle Troxler Sr.
EDWARD DOYLE TROXLER, SR., ATTORNEY-IN-FACT

BY: Marguerite Troxler by Greeta Carol Fox
GREETA CAROL FOX, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9394 PAGE 902

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

*** CONTINUATION

SOURCE OF DESCRIPTION: Survey dated June 14, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

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 EDWARD DOYLE TROXLER, SR. AND GREETA CAROL FOX, 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 ON BEHALF OF MARGUERITE TROXLER, UNMARRIED, AS HER ATTORNEYS-IN-FACT AS THE FREE ACT AND DEED OF THE WITHIN NAMED MARGUERITE TROXLER.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TN, THIS 30TH DAY OF JUNE, 1994.

MY COMMISSION EXPIRES: 07/26/97

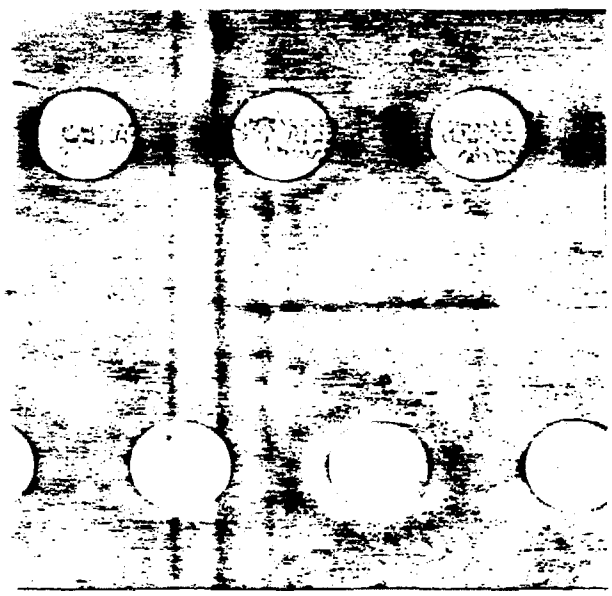
NOTARY PUBLIC I. DYKE TATUM

94 JUL -1 AM 10:58
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

2485 07/01 01:01 03CHECK

$95.75



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

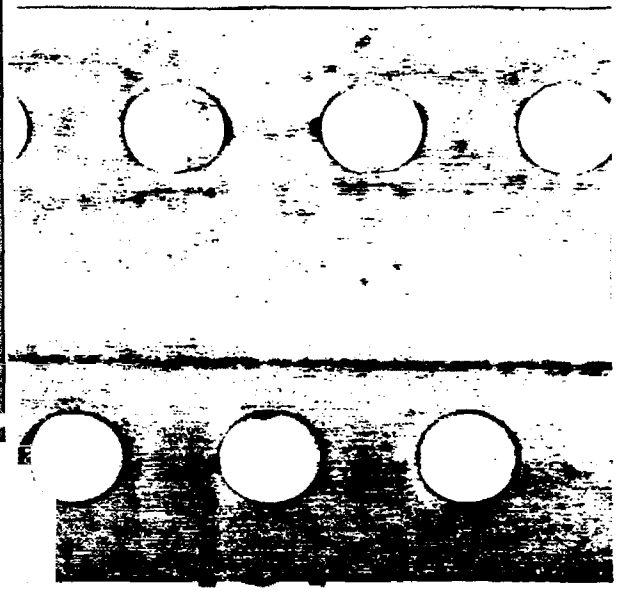
RECEIVED OF _____

FOR _____

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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 77500.00
CON TX 286.75
PRFEE 1.00
WDEED 8.00
TOTAL 295.75
CHECK 295.75
07/01/94 01 10:59 0001 2465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

-66884
IDENTIFICATION REFERENCE

94 JUL -1 AM 10:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809125