PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150152
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35371)
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: $ 440000.00

Elizabeth R Chalfant
Affiant

Sworn and subscribed before me this 1st day of July, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Elizabeth R. Chalfant 124 Prospect Hill Nashville, Tennessee 37205	SAME	116-08F-124

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 **Richard W. Cardin and spouse, Nancy Cardin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth R. Chalfant,** 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. 124 on the plan of the Resubdivision of Lots 123 and 124 of Sugartree, Phase 3, of record in Book 5210, Page 343revised and amended by instruments of record in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, all in Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the westerly margin of Prospect Hill; thence southwardly 57.0 feet to a point, said point being the common front corner of Lots 124 and 125; thence westwardly with the line between said Lots 124 and 125. 91.0 feet to a point, said point being the common rear corner of said Lots 124 and 125; thence northwardly 83.0 feet to a point, said point being the common rear corner of Lots 123 and 124; thence eastwardly with the line between said lots 123 and 124, 63.0 feet to a point, said point being the common front corner of lots 123 and 124; thence southwardly 16.0 feet to a point; thence eastwardly 18.0 feet to a point, said point being the beginning of a curve to the right, said curve having a radius of 10.0 feet and a length of 15. 71 feet ; thence with said curve to the point of beginning.

BEING the same property conveyed to Richard W. Cardin and wife, Nancy Cardin by deed from John P. Broderick and spouse, Mary Margaret Broderick of record in Book 6456, Page 684, Register's Office for Davidson County, Tennessee.

SUBJECT to covenants, conditions and restrictions of record in Book 4857, Page 157, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401 and Book 5514, Page 138, said Register's Office, which set forth assessments, liens and other matters and to which reference is hereby made for more particulars.

This is improved property, known as: 124 Prospect Hill, Nashville, Tennessee 37205

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 1st day of July, 1994.

Richard W Cardin
Richard W. Cardin

Nancy Cardin
Nancy Cardin

State of Tennessee
County of Davidson

On this 1st day of July, 1994, before me the undersigned authority, personally appeared **Richard W. Cardin** and **Nancy Cardin,** 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.

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

My Commission Expires: _____

Notary Public

67503

IDENTIF. & REFERENCE

94 JUL -5 AM 10: 25

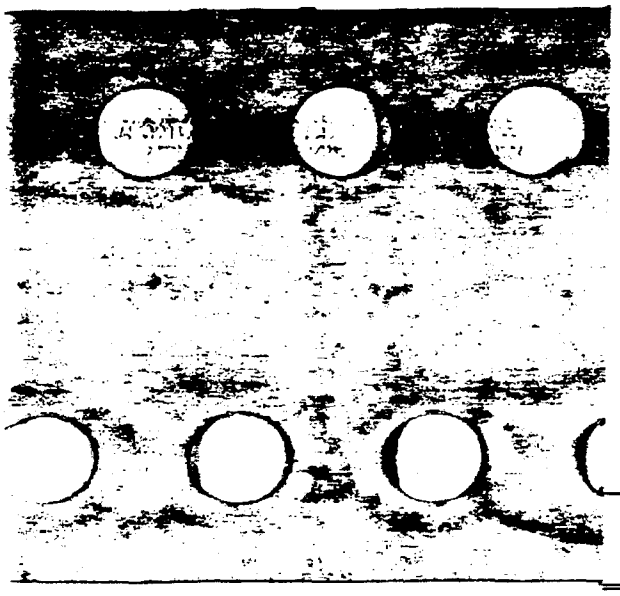
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3100 07/05 0101 03CHECK 1637.00





BOOK 9397 PAGE 37



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

RECEIVED OF _____

FOR _____

BOOK 9397 PAGE 38

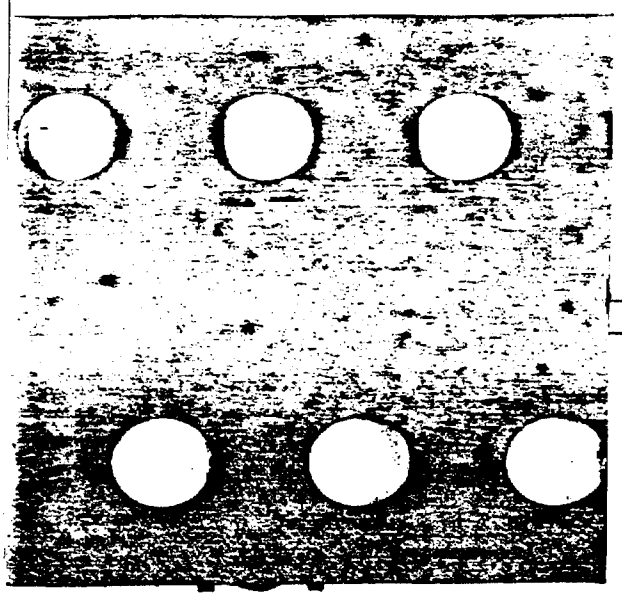
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	440000.00
CON TX	1628.00
PRFEE	1.00
WDEED	8.00
TOTAL	1637.00
CHECK	1637.00

07/05/94 01 10:25 0001 3100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



67503
IDENTIF. ⇗ REFERENCE

94 JUL -5 AM 10: 25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809754