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WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 58,500.00

Sara A. Givens
Affiant

Sworn to and subscribed before me this 4 day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

94 JUL -5 PM 3:43
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

67929
IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER:

Ronald E. Givens, et ux
1206-C Brick Church Pk
Nashville, Tn 37207

SEND TAX BILLS TO:

Same

MAP/PARCEL NUMBER:

Map 72-7
Parcel 232

3533 07/05 0101 03CHECK 225.45

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, MORRIS KRAFT and MAXIE BIENER, hereinafter called Grantors, has bargained and sold, and by these presents transfers and conveys unto RONALD E. GIVENS and wife, SARA A. GIVENS, hereinafter called Grantee, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows:

BEING the east 20 feet of Lot No. 4, and all of Lot No. 5 on the Plan of Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr., dated April 10, 1967, as follows:

BEGINNING at a point in the southerly margin of McGavock Pike, being an iron pin located 167.2 feet westerly from the westerly margin of Riverside Drive; thence leaving said Pike, south 31 deg 45' east 160 feet to a point in the northerly margin of a 12 foot alley; thence along the margin of said alley, south 58 deg 15' west 70 feet to an iron pin; thence north 31 deg 45' west 160 feet to an iron pin in the southerly margin of McGavock Pike; thence with the margin of the same, north 85 deg 15' east 70 feet to the point of beginning.

BEING the same property conveyed to MORRIS KRAFT and MAXIE BIENER by deed from FRED D. OWNBY and wife, ALLIE G. OWNBY of record in Book 8546, page 261, said Register's Office for Davidson County, Tennessee.

This is improved property known as 1306 McGavock Pike, Nashville, Tennessee, 37216.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 our hands this 1st day of July, 1994.

Morris Kraft
MORRIS KRAFT

Maxie Biener by Morris Kraft atty in fact.
MAXIE BIENER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Morris Kraft the bargainors, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-97

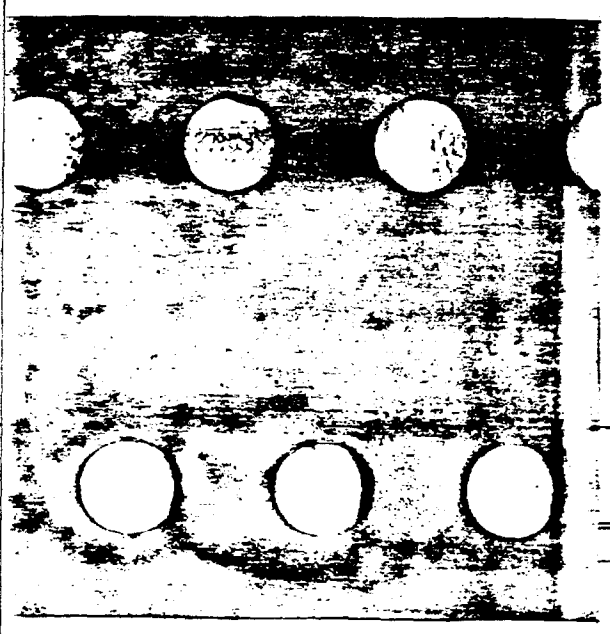
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORRIS KRAFT, the duly authorized attorney-in-fact for MAXIE BIENER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 1 day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

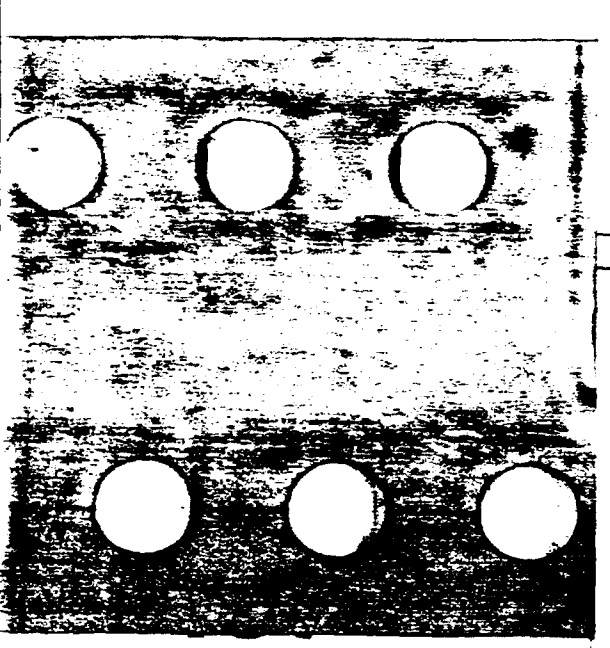
RECEIVED OF _____

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 58500.00
CON TX 216.45
PRFEE 1.00
WDEED 8.00
TOTAL 225.45
CHECK 225.45

07/05/94 01 15:44 0001 3538

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67929
IDENTIF. & REFERENCE

94 JUL -5 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 810186