File 12587 File Box 38 (First Title & Escrow Co., Inc.)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9399 PAGE 136

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HAROLD TRAUERNICHT (NAME)	NEW OWNERS (NAME)	Map 81-12
2135 Utopia Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 448
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 1W23075

FOR AND IN 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, EQUITY DEVELOPMENT COMPANY, a sole proprietorship of John L. Templeton, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD TRAUERNICHT, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 1 on the Plan of First Revision Templeton & Armstrong Subdivision, as of record in Plat Book 7900, page 374, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Equity Development Company by deed from Arliss Armstrong of record in Book 7891, page 397, and in Book 7967, page 969, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 7900, page 374, said Register's Office.

68214

IDENTIFICATION REFERENCE

94 JUL -6 AM 9:58

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved (XX)
This is improved ( ) property, known as 1312 8th Avenue North, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of June, 19 94

EQUITY DEVELOPMENT COMPANY, SOLE PROPRIETORSHIP OF JOHN L. TEMPLETON, III
By: John L. Templeton, III by Gerald G. Patterson, Attorney-In-Fact
Gerald G. Patterson, Attorney-In-Fact by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said John L. Templeton, III and is authorized by the said John L. Templeton, III, to execute this instrument on his behalf.

Witness my hand, at Office, this 17th day of June, 1994.

Beth M. Bouck
Notary Public

My Commission Expires:

6/10/97

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Harold Trauernicht
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 19 94.

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

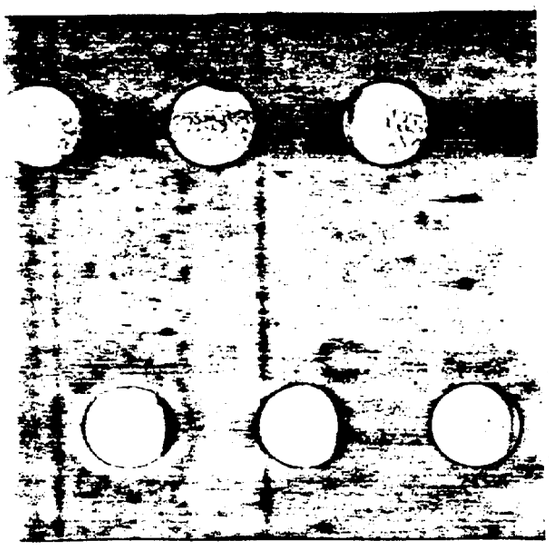
WARRANTY DEED

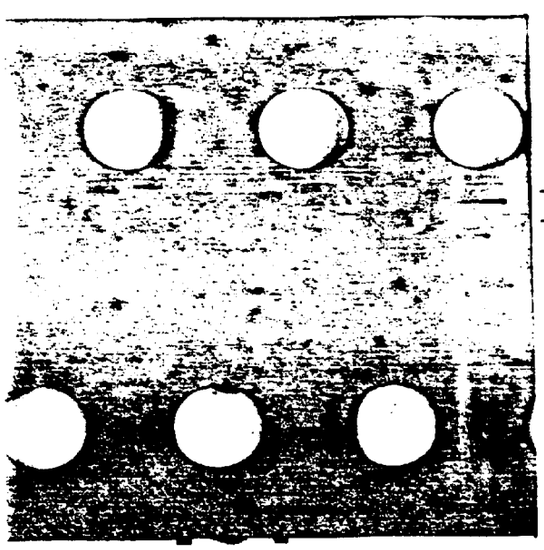
FROM EQUITY DEVELOPMENT COMPANY

TO HAROLD TRAUERNICHT

3828 07/06 0101 DEDEEK 279.10

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9399 PAGE 138

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	73000.00
			CON TX	270.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	279.10
			CHECK	279.10
07/06/94	01	09:59	0001	3828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68214 IDENTIF. & REFERENCE

94 JUL -6 AM 8:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.810473