THIS INSTRUMENT PREPARED BY: Mail
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

GREGORY H. GOLTER AND WIFE,
PATRICIA ANN GOLTER
1409 HAYSBORO AVENUE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 61-4, PARCEL 97

SEND TAX BILLS TO:

GMAC MORTGAGE CORPORATION OF PA
155 TRI-COUNTY PARKWAY #240
CINCINNATI, OHIO 45246

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,800.00. 212.06

Gregory H. Golter

AFFIANT
Subscribed and sworn to me, this the 1ST day of JULY, 1994.

Linda C. Ellis

Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, NANCY S. SUTTON, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said GREGORY H. GOLTER AND WIFE, PATRICIA ANN GOLTER, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1409 HAYSBORO AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

ROGER C. SUTTON, husband of the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest in and to the property described in Exhibit "A" attached hereto, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 1ST day of JULY, 1994.

Nancy S. Sutton
NANCY S. SUTTON

Roger C. Sutton
ROGER C. SUTTON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY S. SUTTON AND HUSBAND, ROGER C. SUTTON, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 1ST day of JULY, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TN

EXHIBIT 'A'

BEING Lot Nos. 1 on the Map of Hayesboro Development Copany's Hayesboro subdivision as of record in Book 1130, page 47, Register's Office for Davidson County, Tennessee. Reference is hereby made to said plan for a more complete and accurate legal description.

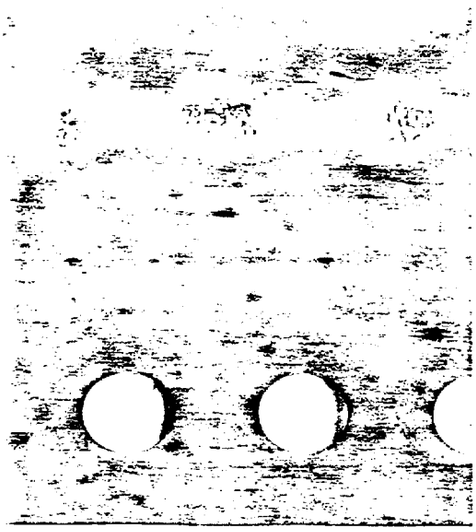
Being the same property conveyed to Nancy S. Sutton by Warranty Deed from Lawrence Kevin O'Brien, of record in Book 9335, page 620, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 1130, page 47, said Register's Office, including all setback lines, easements, etc., if any, as shown thereon.

70938
IDENTIF. & REFERENCE
94 JUL 14 AM 11:04
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

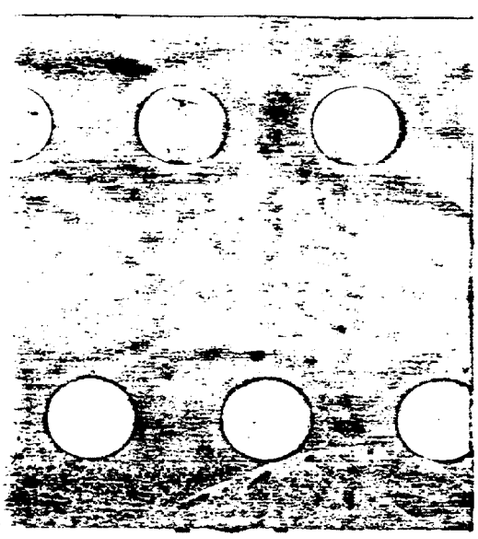
RECEIVED OF _____

FOR _____

BOOK 9407 PAGE 257

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	53800.00
CON TX	199.06
PRFEE	1.00
WDEED	12.00
TOTAL	212.06
CHECK	212.06

07/14/94 01 11:03 0001 6803

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70938
IDENTIF. ↑ REFERENCE

94 JUL 14 AM 11:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 813408