WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

E. Anne Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July 19 94

Robin Kobrick
Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

ROBIN KOBRICK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires January 24, 1996

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy B. Stofka (NAME)	AmSouth Mortgage (NAME)	155-3C
Lot 149 Poplar Creek Phase II (ADDRESS)	15 South 20th Street (ADDRESS)	149 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Birmingham, AL. 35233 (CITY) (STATE) (ZIP)	9D 80395

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, Lee Chira, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy B. Stofka and wife, Jami K. Stofka

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 Lot No. 149 on the Plan of Poplar Creek Estates, Phase II, as of record in Book 6900, pages 339-347, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee Chira, Trustee by deed from Nashville Properties Partnership, a Florida General Partnership composed of W. C. Demetree, Lee Chira and Nashville Industrial Properties, Inc. of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, and Book 7964, page 33, said Register's Office.

This conveyance is subject to any and all existing easements of record.

94 JUL 15 PM 2:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

71551

IDENTIF. & REFERENCE

unimproved (X)
This is improved ( ) property, known as Lot 149 Poplar Creek Phase II, Nashville, TN 37221
(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 8th day of July 19 94

Lee Chira Trustee by Robert M. Buchanan its Atty in Fact
Lee Chira, Trustee

BOOK 9408 PAGE 661

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 Lee Chira, Trustee through Robert N. Rue Jr. his attorney in fact

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this ~~8th~~ 14th day of July 19 94

Commission expires ~~July 27, 1996~~ May 8, 1995 Notary Public

as the free act and deed of Lee Chira, Trustee

STATE OF TENNESSEE
COUNTY OF

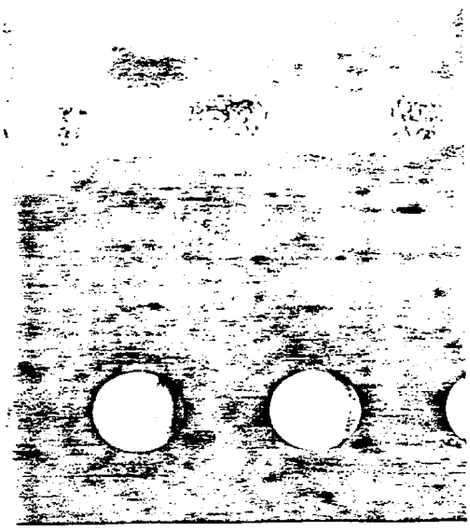
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

7467 07/15 0101 03CHECK 108.90



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

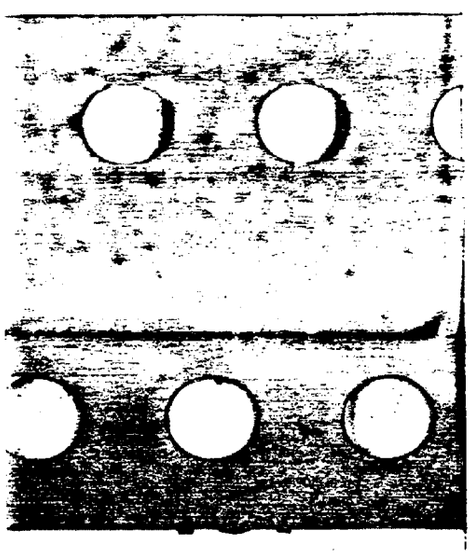
RECEIVED OF _____

FOR _____

BOOK 9408 PAGE 662

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	27000.00
CON TX	99.90
PRFEE	1.00
WDEED	8.00
TOTAL	108.90
CHECK	108.90

07/13/94 01 14:14 0001 7467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71551
IDENTIF. & REFERENCE
94 JUL 15 PM 2:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 814064