WARRANTY DEED

This deed made this 2nd day of August, 1994, between Georgia B. Light, Grantor, and Peggy Yanger, Grantee:

W I T N E S S E T H, that the Grantor, in consideration of $ Ten Dollars and other good and valuable consideration paid by the Grantee, does hereby transfer and convey unto the Grantee, her heirs, successors and assigns, forever, all that certain parcel of land, with the buildings and improvements thereon erected, as described as follows:

> Land in Davidson County, State of Tennessee, being part of Lot No. 83 on the map of West End Annex of record in Book 332, page 61, Register's Office for said County.
>
> Said part of Lot No. 83 begins at a point in the southerly margin of Utah Avenue, formerly 7th Street or Avenue, which point is 50 feet westerly from the westerly margin of 41st Avenue North, formerly Sylvan Street; thence westerly and with the southerly margin of Utah Avenue, 50 feet to a point, which point is 50 feet east of the northwest corner of Lot No. 83; then southerly and parallel with the west line of Lot No. 83, 163.3 feet, more or less, to a point in the northerly margin of an alley, which point is 50 feet east of the southeastern corner of Lot No. 83; thence easterly and with the northerly margin of said alley, 50 feet to a point, which point is 50 feet west of the southeast corner of Lot No. 83; thence northerly and parallel to the westerly line of Lot No. 83, 163.3 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Robert D. Light and wife, Georgia B. Light, by deed from James F. Harwell and wife, Ella Harwell, of record in Book 1225, page 669, Register's Office of Davidson County, Tennessee; the said Georgia B. Light having since obtained a decree of divorce from Robert D. Light, and by deed of record in Book 5191, page 176 in said Register's Office, Robert D. Light conveyed the above-described property to Georgia B. Light.

which has the address of 4103 Utah Avenue, Nashville, TN 37209 (herein "Property Address");

Together with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting the above descried premises to the center lines thereof; together with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto Grantee, her heirs, successors, and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as otherwise noted. Grantor further covenants and binds her, her successors and representatives, to warrant and forever defend the title to said real estate to Peggy Yanger, her successors, heirs, and assigns against lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has duly executed this Warranty Deed the day and year first above written.

Georgia B. Light (L.S.)
GEORGIA B. LIGHT

STATE OF VIRGINIA)
)SS.
COUNTY OF Fairfax)

On this 2nd of August, 1994, before me, personally appeared Georgia B. Light, known to me (or satisfactorily proven) executed the foregoing instrument for the purposes therein contained, by signing her name.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, Fairfax COUNTY, (STATE)

My commission expires: May 31, 1995

This instrument was prepared by:

Kevin S. Key, Esq. (9519)
217 Second Avenue North
Nashville, TN 37201
(615) 256-4080

Address of new owner(s):

Peggy Yanger
2412 Silver Fox Lane
Reston, VA 22091

Send subsequent tax bills to:

Same

Map 103-04, Group D, Parcel 352

STATE OF VIRGINIA
COUNTY OF Fairfax

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

AFFIANT

Sworn to and subscribed before me this 2nd day of August, 1994.

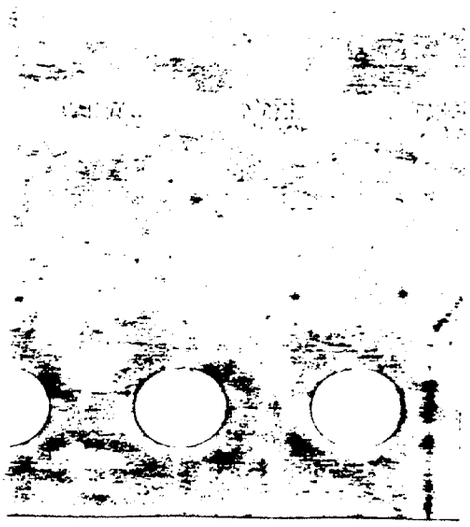
NOTARY PUBLIC

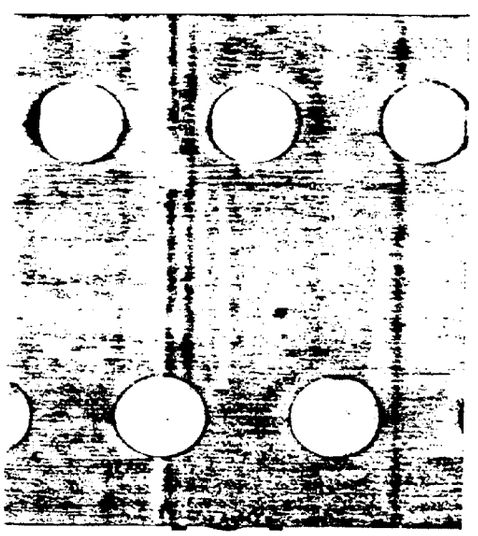
My commission expires: May 31, 1995

94 AUG -4 PM 1:53
REGISTER
DAVIDSON COUNTY, TN.

78307
IDENTIF. & REFERENCE

4747 08/04 0101 03CHECK 342.00





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

RECEIVED OF _____

FOR _____

BOOK 9428 PAGE 747

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
TOTAL	342.00
[illegible]	342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/04/94 01 13:53 0001 4747

78307
IDENTIF. & REFERENCE

94 AUG -4 PM 1:53
REGISTER
DAVIDSON COUNTY, TN.

No. 821257