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This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Sheila Smith McKoy
4011 Red Rose Ct.
Nashville, TN 37218

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Tennessee Bank National Association
165 Madison Avenue, Suite 700, P.O. Box 474
Memphis, Tennessee 38101

MAP AND PARCEL:
MAP 69-11
GROUP
PARCEL 05

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Janice Manning, Conservator for the benefit of Robyn Manning, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sheila Smith McKoy, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 8 on the Plan of Gold Coast Addition of record in Book 2854, page 123, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Janice Manning, Conservator for the benefit of Robyn Manning, by deed from John A. Cooper, Successor Trustee of the Z.B. Beck Family Living Trust, of record in Book 9406, page 233, Register's Office for Davidson County, Tennessee.

This is improved property known as 4011 Red Rose Ct., Nashville, TN 37218.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sheila Smith McKoy, her heirs and assigns, forever; and Janice Manning, Conservator, does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and she does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5th day of August, 1994.

Janice Manning, Conservator for the benefit of Robyn Manning

Janice R. Manning
Conservator for Robyn J. Manning Daughter

80703
IDENTIF. & REFERENCE

94 AUG 12 AM 9:27
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janice Manning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed as her free act and deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 5th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,500.00.

AFFIANT

Subscribed and sworn to before me this 5th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: November 20, 1996



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

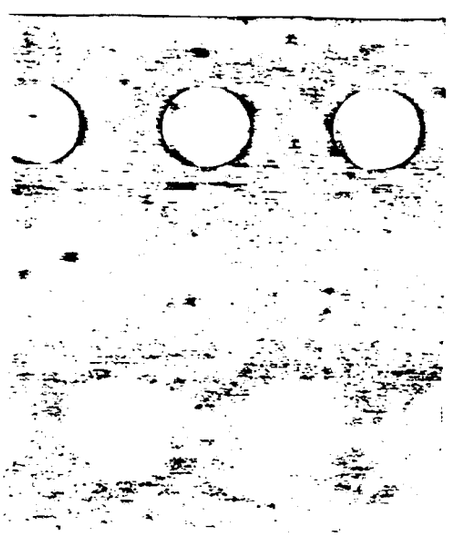
RECEIVED OF _____

FOR _____

BOOK 9435 PAGE 388

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	80500.00
CON TX	297.85
PRFEE	1.00
WDEED	8.00
TOTAL	306.85
CHECK	306.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7370

80703
IDENTIF. & REFERENCE

94 AUG 12 AM 9:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 823838