THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 88,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SHUG L. MAULDIN 1007 15th Avenue, South Nashville, Tennessee 37212	SAME	MAP 105-1 PARCEL 156

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY EIGHT THOUSAND AND NO/100---------- ($ 88,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, TODD PHILLIPS LOVE, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SHUG L. MAULDIN AND KATHLEEN M. MCGRAW, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship 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:

BEING Lot No. 51 on the Plan of B.F. Shield's Heirs' Addition to Nashville, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete descripton.

BEING the same property conveyed to Todd Phillips Love, unmarried, by deed from Pauline M. Hall (formerly James) and W. F. Bernell James, Jr., of record in Book 8800, page 845, Register's Office for Davidson County, Tennessee.

83372
IDENTIFICATION REFERENCE

94 AUG 22 AM 10:31
REGISTER
DAVIDSON COUNTY, TN.

0291 08/22 0101 03CHECK 334.60

This is improved property known as 1007 15th Avenue, South, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of B.F. Shield's Heirs' Addition to Nashville of record in Book 57, page 31, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the __15th__ day of ____August____, 19 94 .

Todd Phillips Love

TODD PHILLIPS LOVE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 TODD PHILLIPS LOVE, UNMARRIED, 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 this __15th__ day of ___August____ , 19 94 .

Mitchell A Watts

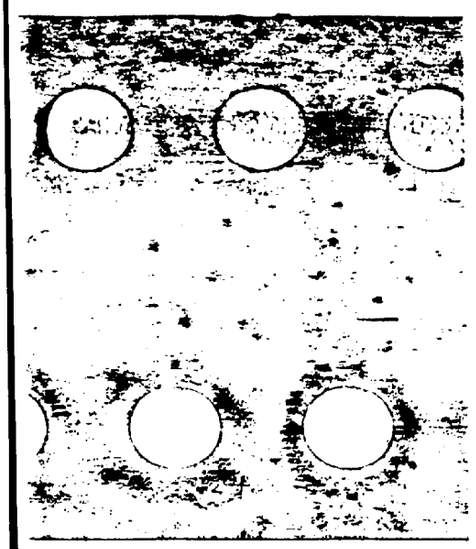
My Commission Expires: November 22, 1997 Notary Public

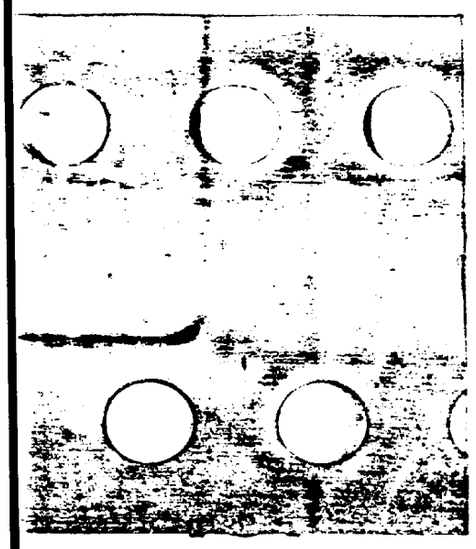
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____ Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9442 PAGE 603

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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 8.00
TOTAL 334.60
CHECK 334.60

08/22/94 01 10:32 0001 0291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83372
IDENTIF. & REFERENCE

94 AUG 22 AM 10:31
REGISTER
DAVIDSON COUNTY, TN.

No. 826718