First Title & Escrow Co., Inc.
File Box 38 #12715

FROM: MIKE D. DICKENS

TO: ANYTHONY LOUIS WERTHAN

THIS INSTRUMENT PREPARED BY:
BOULT, CUMMINGS, CONNERS
& BERRY, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1600
414 UNION STREET
NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Anthony Louis Werthan	Margaretten & Co., Inc.	Map 82-16
915A Russell Street	One Ronson Road	Parcel 108
Nashville, TN 37206	Iselin, N.J. 08830	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,500.00.

Affiant

Subscribed and sworn to before me, this the 19 day of August, 1994.

Notary Public

My Comm. Expires: 11/21/96

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, **Mike D. Dickens, an unmarried person**, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **Anthony Louis Werthan** hereinafter called "GRANTEES", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 915A Russell Street, Nashville, Tennessee, 37206.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he 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 GRANTOR does further covenant and bind himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his 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 August, 1994.

Mike D. Dickens

MIKE D. DICKENS

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 Mike D. Dickens, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this the 8th day of August, 1994.

Adrienne L. McCabe

NOTARY PUBLIC

My Commission Expires: 5/25/96

84266

IDENTIFICATION REFERENCE

169867.1 CWILSON
111503-106 8/3/94

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4-A, Zone Lot Division Lot No. 4, Section 2, Aeby Subdivision as of record in Book 6250, page 579, Register's Office for Davidson County, Tennessee, as amended in Book 6200, page 335, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mike D. Dickens by deed from Lee Webb Campbell, II and wife, Donna Bandy Campbell of record in Book 8281, page 847, Register's Office for Davidson County, Tennessee.

1284 08/24 0101 03CHECK 347.85

The above property is conveyed subject to the following:

1. 1994 Metropolitan Government taxes.

2. All matters shown on the Plan of record in Book 6250, page 579, as amended in Book 6200, page 335, said Register's Office.

3. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

4. Restrictive covenants as contained in instruments of record in Book 4565, page 677, Book 5711, page 415, Book 6733, page 741, and Book 6200, page 335, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 6588, page 52, said Register's Office.

   Said Restrictions were partially released by instrument of record in Book 6783, page 120, said Register's Office.

6. The terms, conditions and provisions of the Agreed Order of record in Book 9048, page 218, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 9445 PAGE 38

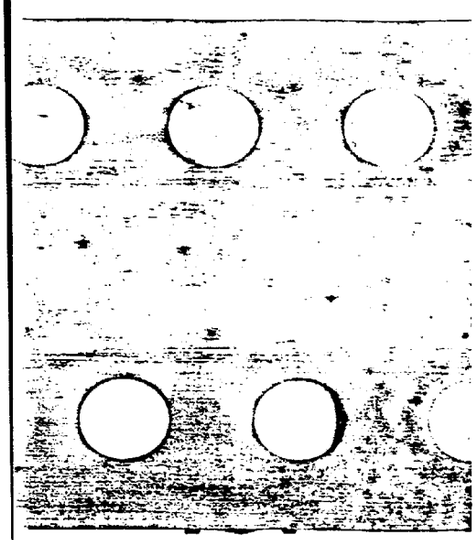
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	90500.00
CON TX	334.85
PRFEE	1.00
WDEED	12.00
TOTAL	347.85
CHECK	347.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/94 01 14:13 0001 1284



84266
IDENTIFYING REFERENCE

94 AUG 24 PM 2:14
DAVIDSON COUNTY REGISTER

No. 827702