PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35678)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 130000.00

Affiant

Sworn and subscribed before me this 26th day of August, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Genevieve D. C. Yancey Daniel D. Siegel 1821 Sweetbriar Avenue Nashville, Tennessee 37212	CTX Mortgage Company P. O. Box 19000 Dallas, Texas 75219-9000	117-4-56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Robert Ives and spouse, Judith Ann Ives,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Genevieve D. C. Yancey and Daniel D. Siegel, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 254 and that part of 19th Avenue South, now closed by City of Nashville, Bill No. 1548 on the map of Belmont Land Company's Subdivision of Belmont Heights as of record in Book 421, page 34, Register's Office for said County.

SAID Lot No. 254 and part of street, now closed, fronts 125 feet on the southerly side of Sweetbriar Avenue and runs between parallel lines, 175 feet to an alley.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

86062 IDENTIF. & REFERENCE

94 AUG 30 AM 10: 13 LIZ[illegible] REGISTER DAVIDSON COUNTY, TN.

3203 08/30 0101 CHECK 490.00

This is improved property, known as: 1821 Sweetbriar Avenue, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of August, 1994.

William Robert Ives

Judith Ann Ives

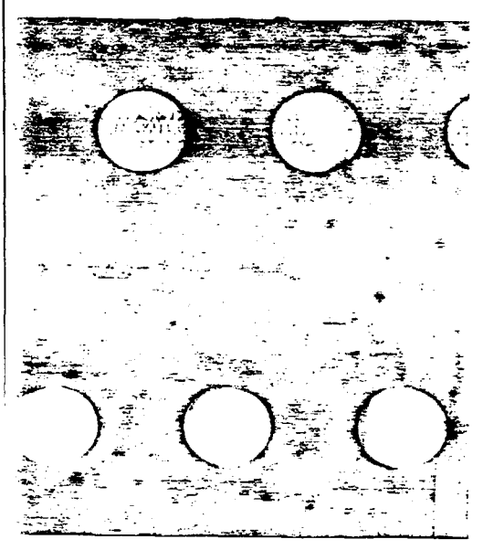
State of Tennessee
County of Davidson

On this 26th day of August, 1994, before me the undersigned authority, personally appeared **William Robert Ives** and **Judith Ann Ives**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/95

My Commission Expires:

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 19

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 13000.00
ERR CO
CAMT 13000.00-
CAMT
130000.00
CON TX 481.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 8.00
TOTAL 490.00
CHECK 490.00

08/30/74 01 10:13 0001 3228

86062
IDENTIF. ↑ REFERENCE

94 AUG 30 AM 10: 1

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 829619