STATE OF TEXAS
COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Ben R Murphy
Affiant

Subscribed ad sworn before me, this 23rd day August 1994.

Delois Gravley
Notary Public

My Commission Expires: 11-29-96

DELOIS GRAVLEY
MY COMMISSION EXPIRES
November 29, 1996

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888
Box 44

Address new owner as follows: Send Tax Bills to: Map-Parcel Numbers
Ben R. Murphy
3832 Bryn Mawr SAME 130-14-050
Dallas, TX 75225 BM 10320

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, **ALYNE Q. MASSEY**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BEN R. MURPHY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Chancery South, of record in Book 5200, page 452, Register's Office for said County.

Said Lot No. 4 fronts 184.215 feet on the easterly margin of Chancery South and extends back 373.44 feet on the northerly line, and 351.57 feet on the southerly line, to a line in the rear on which it measures 232.70 feet.

Being the same property conveyed to Alyne Q. Massey by deed from William Anderson and Richard Douglas of record in Book 5975, page 438, Register's Office for Davdison County, Tennessee.

This conveyance is made subject to:

1. 1994 taxes, a lien not yet due and payable which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, page 452, Register's Office for said County.

This is unimproved property known as 1022 Chancery Lane, Nashville, TN 37215.

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, his heirs and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 our hands this 25th day of August, 1994.

Alyne Q. Massey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALYNE Q. MASSEY**, UNMARRIED, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 1994.

Notary Public

My Commission Expires: 9-16-95

87879

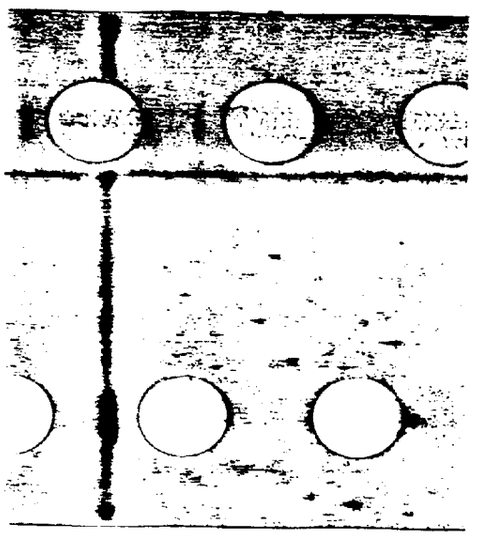
IDENTIF. & REFERENCE

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DAVIDSON COUNTY, TN.

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

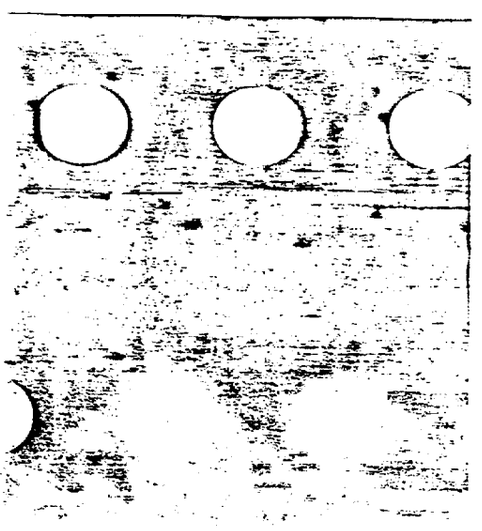
RECEIVED OF _____

FOR _____

BOOK 9456 PAGE 390

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 480000.00
CON TX 1776.00
PRFEE 1.00
WDEED 8.00
TOTAL 1785.00
CHECK 1785.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 16:20 0001 5168

87879
IDENTIF. ↑ REFERENCE

94 SEP -2 PM 4:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 831537