This instrument prepared by:
Claiborne K. McLemore III
Kemper, McLemore & Ockerman
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201

BOOK 9465 PAGE 961

Address New Owner:
JOHN A. ROTH, et. ux.
611 LINDEN SQUARE
NASHVILLE, TENNESSEE 37215-1002

Send Tax Bills To:
-same-

Map: 104-5
Parcel: 37

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. WESLEY ECKENFELDER, JR. and wife, KATHLEEN H. ECKENFELDER, (collectively the "Grantors") have this day bargained and sold, and do hereby transfer and convey to JOHN A. ROTH and wife, ALENE B. ROTH (collectively the "Grantees"), their heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

> All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety.

This is improved property known generally as 106-A 38th Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 13 day of September, 1994.

W. WESLEY ECKENFELDER, JR.

Kathleen H. Eckenfelder
KATHLEEN H. ECKENFELDER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. Wesley Eckenfelder, Jr. and Kathleen H. Eckenfelder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 13 day of September, 1994.

Theodora P. Wilkins
NOTARY PUBLIC

My Commission expires: 7-26-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $67,000.00.

John A. Rock
Affiant

Subscribed and sworn to before me,
this 15 day of September, 1994.

Theodora P. Wilkins
Notary Public
My Commission expires: 7-26-96

B:\b012kdr

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 115-A of the Zone Lot Division of Lot No. 115, of West Grove Subdivision, of record in Plat Book 6250, page 915, amending Plat Book 421, page 85 and 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W. Wesley Eckenfelder, Jr. and wife Kathleen H. Eckenfelder by deed from Alan R. Bowers of record in Book 7800, page 985, Register's office for Davidson County, Tennessee.

The foregoing property is subject to the following:

1. 1994 property taxes which are assumed by the Grantees.

2. Matters shown on the Plan of record in Book 6250, page 915, 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 contained in instrument of record in Book 6250, page 915, said Register's Office.

Exhibit.ckm

PICK-UP

94 SEP 15 PM 1:03
REGISTER
DAVIDSON COUNTY, TN.
91273
IDENTIF. & REFERENCE



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

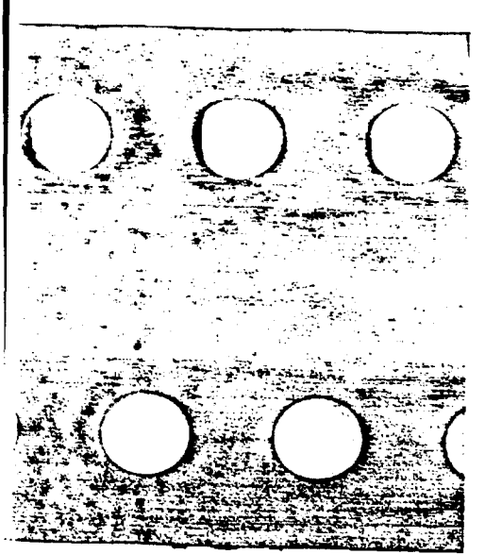
RECEIVED OF _____

FOR _____

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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 67000.00
CON TX 247.90
~~PRFEE 1.00~~
~~MISC 12.00~~
TOTAL 260.90
CHECK 260.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/94 01 13:02 0001 9841

91273
IDENTIF. ← REFERENCE

94 SEP 15 PM 1:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 835167