BOOK 9473PG975

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ms. Margaret S. Lemm	Same	Map # 30
450 E. Wright		Par # 34.00
Universal City, TX 78148		

STATE OF TEXAS)
COUNTY OF BEXAR)

The actual consideration or value, whichever is greater, for this transfer is $32,300.00.

X Margaret S. Lemm
Affiant

SWORN TO AND SUBSCRIBED before me this the 12 day of September 1994.

Roy W Bailey
Notary Public

ROY W. BAILEY
MY COMMISSION EXPIRES
July 8, 1996

My Commission Expires: July 8, 1996

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, ANNIE S. WARD and JUANITA S. CONDRA, as tenants in common, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey their two-thirds interest unto MARGARET S. LEMM, for her life with a remainder interest upon her death in ANNA FRIESENHAHN, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING near top of ridge at a point North 46°W 1/2 poles from a marked sour oak; thence, S41°W, 34 1/2 poles to center of Whites Creek Pike; thence, with the meanderings of said Pike 51 1/2°E, 15 poles; thence, S 58°E, 16 poles; thence, 62 1/2° E, 30 poles; thence, S 70 1/2°E, 23 poles; thence, N 21 1/2°E, 10 poles to a stone with a oak pointer; thence, N 46° W, 77 1/2 poles to the point of beginning, containing 12 acres, more or less.

BEING a part of the same property conveyed to Annie S. Ward, Margaret S. Lemm and Juanita S. Condra by deed from Harold Reeves, Trustee, of record in Book 7257, page 969, Register's Office for Davidson County, Tennessee.

This is unimproved property, located on Whites Creek Pike, Nashville, Davidson County, TN 37207.

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, her heirs, successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for 1994 taxes, a lien, but not yet due and payable and which the Grantee hereby assumes and agrees to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 23rd day of September 1994.

Annie S. Ward
ANNIE S. WARD

Juanita S. Condra
JUANITA S. CONDRA

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 ANNIE S. WARD and JUANITA S. CONDRA, the bargainors, 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 official seal, at Nashville, Tennessee, on this the 23rd day of September 1994.

Melanie L. Fuller
Notary Public

My Commission Expires: 11-22-97

93747
IDENTIF. ⇑ REFERENCE

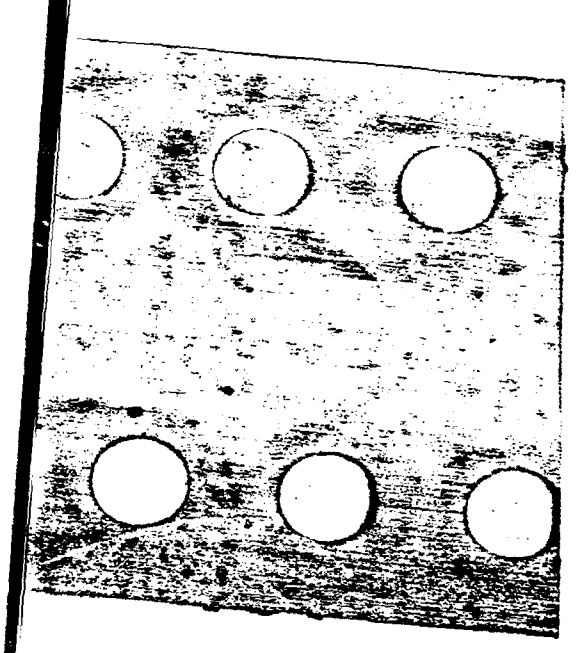
94 SEP 23 PM 4:09
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1528 09/23 0101 03CHECK 128.51

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9473 PG 977

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

MAMT 32300.00
MOR TX 119.51
CANCEL

09/23/94 01 16:08 0001 1527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93747
IDENTIF. # REFERENCE

94 SEP 23 PM 4:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

CAMT 32300.00
CDN TX 119.51
PRFEE 1.00
WDEED 8.00
TOTAL 128.51
CHECK 128.51

09/23/94 01 16:08 0001 15

No. 837812