WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9530 PG 354

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARK A. KAUFMAN (NAME)	First American National Bank (NAME)	Map 104-16
2106 20th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	FB 24W2470

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 OF WHICH IS HEREBY ACKNOWLEDGED, JEFFREY H. HUNTER AND WIFE, MARGO BOYD HUNTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK A. KAUFMAN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

the northerly 50-feet of
Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of (Revised) Geo. W. Blair's Subdivision of Belmont Heights, as of record in Plat Book 332, page 117, Register's Office for said County, described as follows:

Said part of Lot No. 21 fronts 50 feet on the easterly side of 20th Avenue, South, and runs back between parallel lines, 189 feet to an alley.

Being the same property conveyed to Jeffrey H. Hunter and Margo Boyd and Par Boyd, unmarried persons by deed from Aileen S. Graves, unmarried of record in Book 8404, page 137, said Register's Office. Par Boyd has since conveyed his interest in said property to Jeffrey H. Hunter and wife, Margo Boyd Hunter by Quitclaim Deed of record in Book 9159, page 185, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 332, page 117, said Register's Office.

12266
IDENTIF. & REFERENCE

94 NOV 28 PM 4:11
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

unimproved ( )
This is improved (XX property, known as 2106 20th Avenue South, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are 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 ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this _____ day of _____, 19____

JEFFREY H. HUNTER

MARGO BOYD HUNTER

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Williamson

BOOK 9530 PG 355

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY H. HUNTER AND WIFE, MARGO BOYD HUNTER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of November, 19 94.

My commission expires 11/20/96 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,500.00

Thomas W. Law
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 1994.

MY COMMISSION EXPIRES: May 28 1995 (AFFIX SEAL) Margaret Jane Stuart
Notary Public

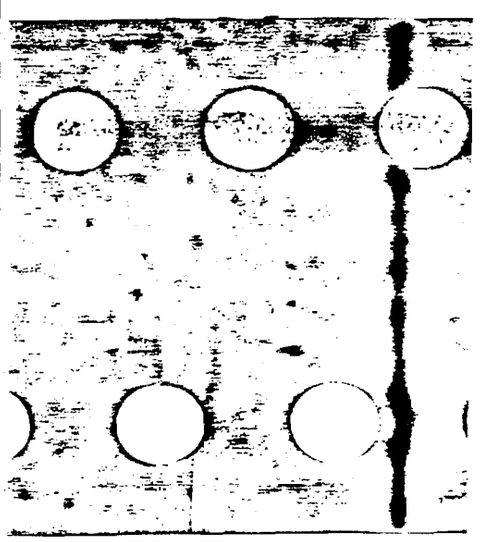
WARRANTY DEED

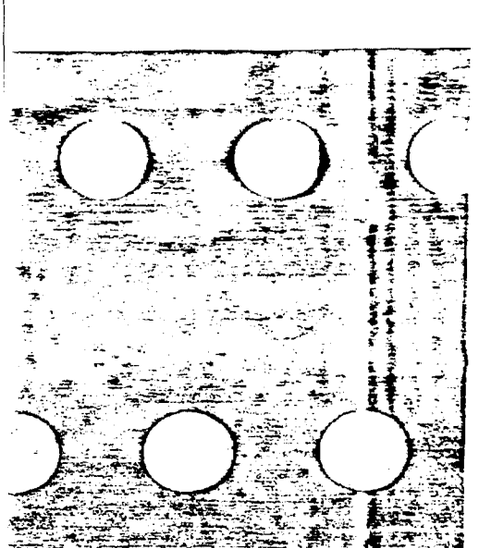
FROM JEFFREY H. HUNTER AND WIFE, MARGO BOYD HUNTER

TO MARK A. KAUFMAN

7645 11/29 0101 CHECK 447.25

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9530 PG 356

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	
				172500.00
			CON TX	638.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	647.25
			CHECK	647.25
11/28/94	01		16:11 0001	7645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12266
IDENTIF. ↑ REFERENCE

94 NOV 28 PM 4:11

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 857683