This instrument prepared by:
SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3
Hendersonville, TN 37075
(615)-822-9232

BOOK 9558PG494

File #: 94-1645

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,
Kendall J. Davis, married

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto Steven S Means and Cheryl L. Means, husband and wife

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 225 on the plan of Phase Four, Section One, Brandywine Pointe as of record in Plat Book 7900 at pages 550-551, as amended in Book 9543 at page 451, both in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Robin Davis, spouse of Kendall J. Davis, joins in this conveyance for the purposes of conveying any and all right, title and interest he/she may have in said property as a result of marriage.

21206

IDENTIFICATION REFERENCE

94 DEC 29 PM 2:15

DAVIDSON COUNTY, TN.

7456 12/29 0101 03CHECK 1637.00

PROPERTY ADDRESS: 1117 Safety Cove Harbor, Old Hickory, TN 37138

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 9057 at page 268, Register's Office for said County, Tennessee. The said Tammy D. Vaughn, married having since quitclaimed her interest in said property to Kendall J. Davis, married by deed of record in Book 9544 at page 148, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1995 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quiet possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 22nd day of December, 19 94.

Kendall J. Davis

Robin Davis

State of Tennessee
County of Davidson

BOOK 9558 PG 495

On this 22nd day of December, 19 94, before me, a Notary Public in and for said State and County, personally appeared Kendall J. Davis and Robin Davis with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 440,000.00

Steven S Means
AFFIANT

Subscribed and sworn to before me, this the 22nd day of December, 1994

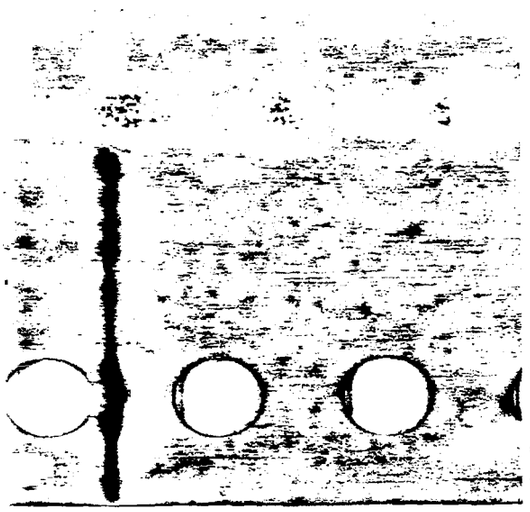
My Commission Expires:
January 26, 1997

Kenneth C. Kant Notary Public

MAP AND PARCEL #: 064-03-0A 055.00

ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*
Steven S Means	SAME
4152 Brandywine Pointe Boulevard	
Old Hickory, TN 37138	

SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3, Hendersonville, TN 37075



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

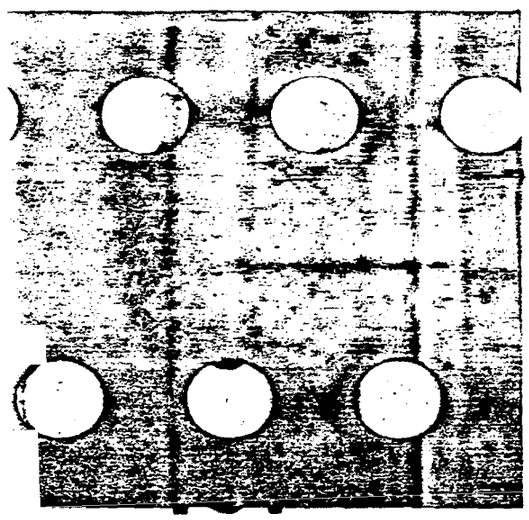
RECEIVED OF _____

FOR _____

BOOK 9558 PG 496

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
440000.00
CON TX 1628.00
PRFEE 1.00
WDEED 8.00
TOTAL 1637.00
CHECK 1637.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21206
IDENTIF. & REFERENCE

94 DEC 29 PM 2:15
FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER
NASHVILLE, TN.

No. 867250