Box 58

BOOK 9568 PG 374

FROM: HOWARD WILLIAM HERNDON

TO: MARK G. ROBBINS

THIS INSTRUMENT PREPARED BY:

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Mark G. Robbins 4305 Iroquois Avenue Nashville, Tn. 37205	PNC Mortgage Corp. of America	Map 130-7 Parcel 58

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $218,000.00.

Mark Robbins
Affiant

Subscribed and sworn to before me, this the 5th day of January, 1995.

Carol R. Rennie
Notary Public

My Comm. Expires: 1/25/97

CAROL R. RENNIE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

GENERAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, I, Howard William Herndon, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Mark G. Robbins, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 4305 Iroquois Avenue, Nashville, Tn. 37205.

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 GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs, successors, assigns, 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.

Polly B. Herndon joins in the execution of this instrument solely for the purpose of conveying whatever marital rights she may have in the property described in Exhibit A as the spouse of Howard William Herndon.

WITNESS my hand this 5th day of January, 1995.

Howard William Herndon

Polly B. Herndon

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 Howard William Herndon and wife, Polly B. Herndon, the bargainors, with whom I am personally acquainted, 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 5th day of January, 1995.

NOTARY PUBLIC

My Commission Expires: 1/25/97

CAROL R. RIVERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

BOOK 9568PG376

Land in Davidson County, Tennessee, being the easterly 100 feet of the westerly 200 feet of Lot No. 178 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, Pages 102 and 103, Register's Office for said County, and also being known as Lot 178B on an unrecorded Revised Resubdivision of said Plan and described according to a survey made by Hal R. Swann, Jr., dated March 24, 1971, as follows:

Said part of said lot fronts 100 feet on the easterly side of Iroquois Place and runs back between lines 226 feet on the easterly line and 230.6 feet on the westerly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Howard William Herndon by deed from Tyree B. Harris, IV and Kathryn B. Sanders and husband, George Benton Sanders, Jr., of record in Book 8189, page 440, said Register's Office.

The above property is conveyed subject to the following:

1. 1995 Metropolitan Government and City of Belle Meade taxes.

2. Sanitary sewer easement of record in Book 5787, page 396, said Register's Office.

0850 01/10 0101 03CHECK 819.60

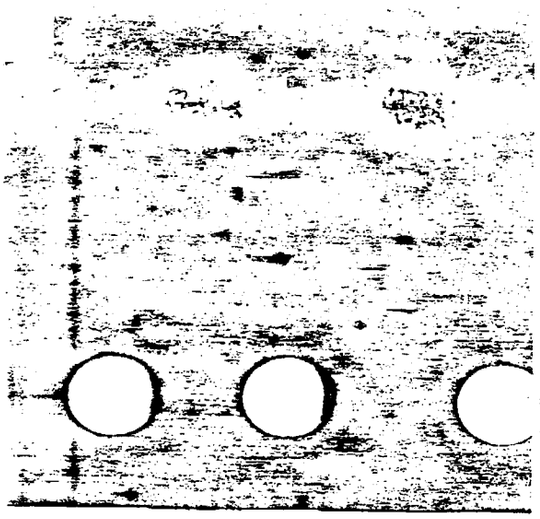
24306
IDENTIF. & REFERENCE

95 JAN 10 PM 3:12
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9568 PG 377

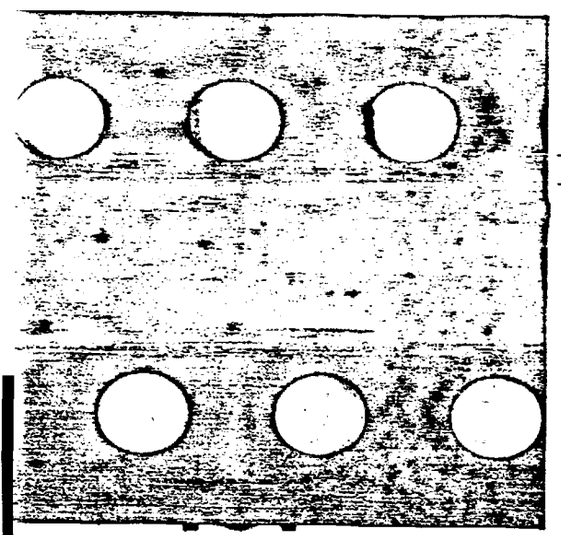
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 218000.00
CON TX 806.60
PRFEE 1.00
WDEED 12.00
TOTAL 819.60
CHECK 819.60

01/10/95 01 15:12 0001 0850

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



24306
IDENTIF. & REFERENCE

95 JAN 10 PM 3:12

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

No. 870706