WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ronald B. Webb, et ux	Same	Map # 93-8
3216 Doverside Drive		Par # 53
Nashville, TN 37207		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,500.00.

Marie Webb
Affiant

SWORN TO AND SUBSCRIBED before me this the 15th day of February 1995.

Kelly K. Thompson
Notary Public

My Commission Expires: 11/23/95

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, TONY DWAYNE RONEY, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto RONALD B. WEBB, et ux, MARIE WEBB, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Map of Shelby Heights Subdivision, Section II, of record in Book 2854, page 5, of the Register's Office for said County as follows:

BEGINNING at a point in the southerly margin of Glenview Street which is a common corner of Lots Nos. 4 and 5; thence, southwardly 98.2 feet to a concrete monument at the common corners of Lots Nos. 4, 5, and 6; thence, southeasterly 87.1 feet to a point in the westerly margin of Ozark Street which is the common corner of Lots Nos. 4, 6 and 7; thence, northwardly 132 feet with the westerly margin of Ozark Street to a concrete monument which marks the beginning of a curve with a radius of 25.8 feet; thence, to the left around said curve 39.27 feet to a concrete monument in the southerly margin of Glenview Street; thence, easterly along the southerly margin of Glenview Street, 39.47 feet to the beginning.

BEING the same property as conveyed to Tony Dwayne Roney by deed from David K. Dunlap and Michael H. Dunlap of record in Book 8784, page 973, Register's Office for Davidson County, Tennessee.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 2854, page 5, said Register's Office; Restrictive Covenants, easements and matters contained in an instrument of record in Book 2809, page 545, said Register's Office; any easements; and to all applicable local government planning, building

and zoning regulations.

This is improved property, known as 702 Glenview Drive, Nashville, Davidson County, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, and the said Grantor covenants with the said Grantees 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 except as set forth above and for 1995 taxes, a lien but not yet due and payable, which the Grantees herein assume and agree to pay.

AND the said Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15TH day of February 1995

TONY DWAYNE RONEY

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 TONY DWAYNE RONEY, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 15TH day of February 1995.

Notary Public

My Commission Expires: 11/25/95

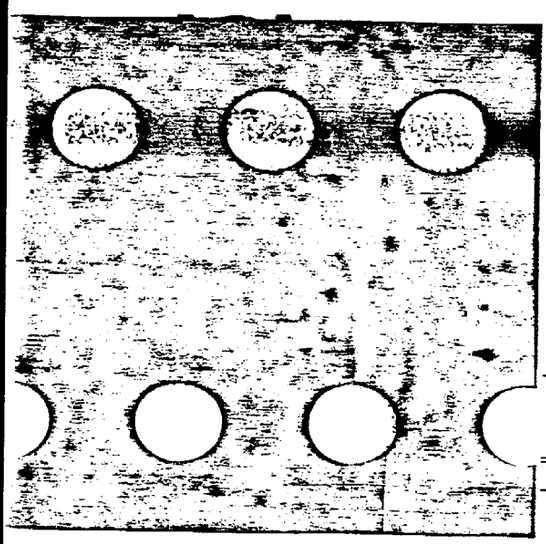
95 FEB 15 PM 1:06
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

PICK-UP

34379
IDENTIF. & REFERENCE

C:\HMB\REAL\RONEY.WD\14-764

1995 02/15 0101 03CHECK 103.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9595 PG 887

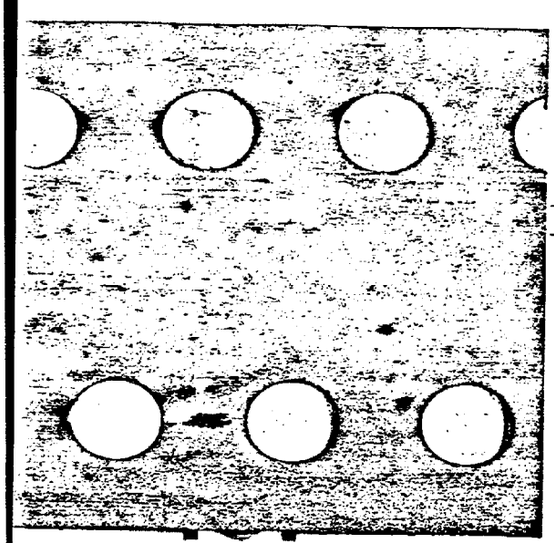
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25500.00
CON TX 94.35
PRFEE 1.00
WDEED 8.00
TOTAL 103.35
CHECK 103.35

02/15/95 01 01:34 0001 1995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



34379
IDENTIF. ↑ REFERENCE

95 FEB 15 PM 1:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 881703