STATE OF TENNESSEE
COUNTY OF Davidson

95-1024 34-B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 95

Notary Public Kenneth M. Ballew

MY COMMISSION EXPIRES: 11/22/97

THIS INSTRUMENT WAS PREPARED BY
Kenneth M. Ballew, Atty, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip M. Walden, Jr.	First Tennessee Bank National Asso	104 16 H 94
(NAME)	(NAME)	
2125 Belmont Boulevard	165 Madison Ave Ste 700	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37212	Memphis, TN 38101	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 9639 PG 414

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, WE, Mark D. Zinder and wife Frances M. Zinder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip M. Walden, Jr. and wife Melissa B. Walden

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

Land in Davidson County, Tennessee, being the southeasterly portion of Lot No. 145 on the Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, Page 34, Register's Offfice for said County, described according to a survey made by John Kohl, III, Register's Land Surveyor, Tennessee No. 100, dated 1/20/78, Job No. W2-18236-E, as follows:

Beginning in the southwesterly margin of Belmont Boulevard at the front common corner of Lots 145 & 146 on the said plan; thence with the southwesterly margin of Belmont Boulevard northwestwardly 53 feet to the southeasterly front corner of Belmont Boulevard of the property conveyed to Tamworth Properties, Inc., by deed from Joe Davis, unmarried, of record in Book 3963, Page 531, said Register's Office; thence with the southeasterly line of said Tamworth Properties' property southwestwardly 179.2 feet to the northeasterly margin of a 15 foot alley; thence with the northeasterly margin of said alley southeastwardly 53 feet, more or less, to the rear common corner of said lot Nos. 145 & 146; thence with the line between said lots 145 & 146 northeastwardly 175 feet to the point of beginning.

BEING the same property conveyed to Mark D. Zinder and wife Frances M. Zinder by deed from Michael A. Hudson and wife Barbara H. Hudson, filed of record in Book 7037, page 190, and re-recorded in Book 7645, Page 442, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property known as 2125 Belmont Boulevard, Nashville, TN 37212

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness their hands this ~~30th~~ 17th day of March, 19 95.

Mark D. Zinder

Frances M. Zinder

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95-1024

STATE OF Alabama
COUNTY OF

Personally appeared before me, Jennifer L. Markstrom, a Notary Public in and for said County and State, the within named

Mark D. Zinder and wife Frances M. Zinder

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 AmSouth Bank 35 Church Street Birmingham Alabama this 17th day of March, 1995.

My commission expires March 20, 1995

Jennifer L. Markstrom
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

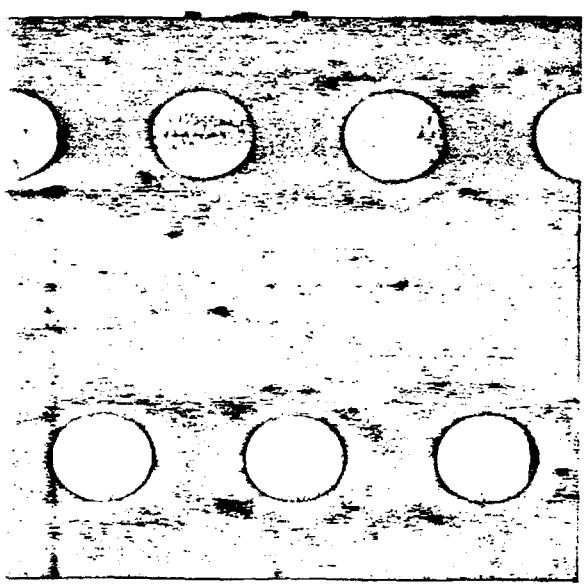
49268

IDENTIFICATION REFERENCE

95 APR -5 PM 12:32

RECORDED AND INDEXED

TAX 774.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

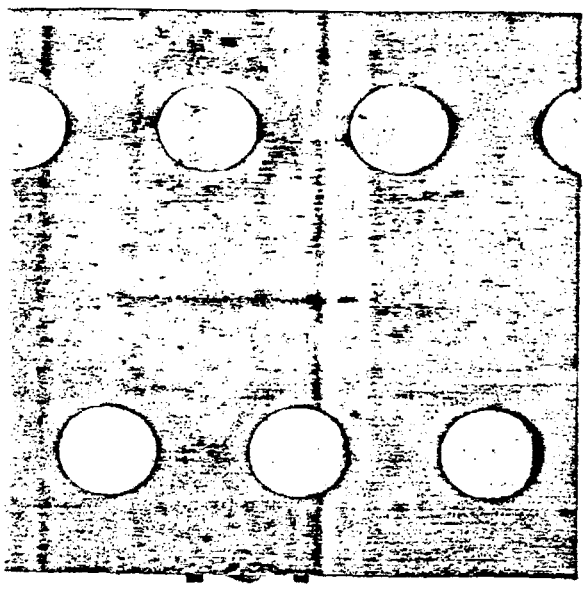
RECEIVED OF _____

FOR _____

BOOK 9639 PG 416

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49268
IDENTIFYING REFERENCE

95 APR -6 PM 12:32

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

			CAMT	207000.00
			CDN TX	765.90
			PRFEE	1.00
			MISC	8.00
			TOTAL	774.90
			CHECK	774.90
04/06/95	01	12:31	0001	8352

No. 897868