This Instrument Prepared By: W. Kent Coleman, Attorney-at-Law, 14 Public Square North Murfreesboro, TN 37130, from information furnished by the parties.

Name & Address of New Owner:	Send Tax Statements To:	Tax Map & Parcel No.
Mr. Martin G. Luffman		
13670 Old Hickory Blvd	same as owner	182-109.00
Antioch, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **BERNARD A. PATT AND WIFE, CAROLE A. PATT**, have this day bargained and sold and do hereby transfer and convey unto **MARTIN G. LUFFMAN, unmarried**, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Billy Carl Tomlin, Surveyor, April 1, 1975, as follows:

BEGINNING at an iron pin in the northerly margin of Hobson Pike, said point being easterly 797.5 feet, more or less, from the point of intersection between Hobson Pike and Whittemore Lane; thence N 2° 32' W, 840 feet; thence N 87° 14' E, 208.6 feet; thence S 1° 35' E, 844 feet to the northerly margin of Hobson Pike; thence with the same S 88° W, 200 feet to the beginning, containing 3.9 acres, more or less.

Being the same property conveyed to Bernard A. Patt and wife, Carole A. Patt of record in Book 8143, Page 199, in said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4915, Page 162, in said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Martin G. Luffman, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of 1995 property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands, this the 27th day of April, 1995.

BERNARD A. PATT

CAROLE A. PATT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, Bernard A. Patt and wife, Carole A. Patt, the within named 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 Murfreesboro, Tennessee, this the 27th day of April, 1995.

KENT COLEMAN NOTARY PUBLIC STATE OF TENNESSEE LAW

Notary Public At Large

My Commission Expires:

11/14/97

5917 05/01 0101 03CHECK 575.10

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $153,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 27th day of April, 1995.

KENT COLEMAN NOTARY PUBLIC STATE OF TENNESSEE LAW

Notary Public

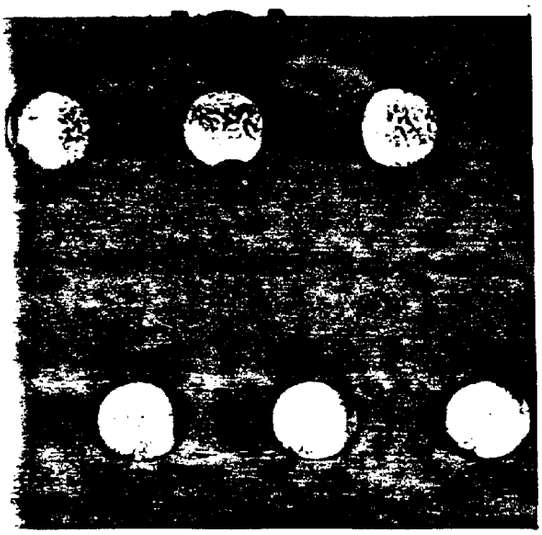
My Commission Expires:

11/14/97

C:\WP51\LEGAL\LUFFMAN.WD

95 MAY -1 AM 9:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

56143
IDENTIF. & REFERENCE



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

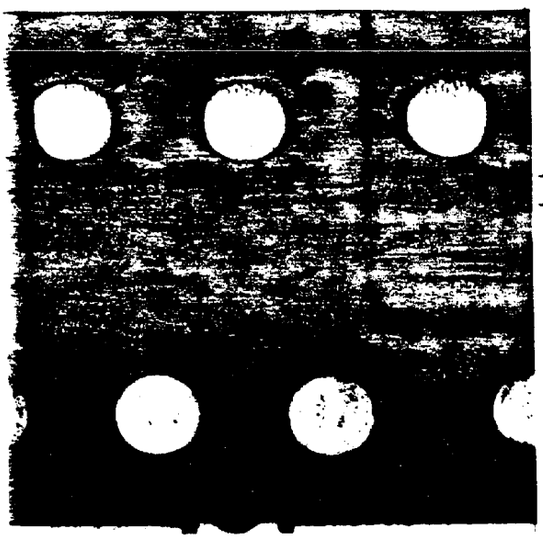
RECEIVED OF _____

FOR _____

BOOK 9658 PG 545

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 153000.00
CON TX 566.10
PRFEE 1.00
MDEED 8.00
CASH
CHECK 575.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 575.10

05/01/95 01 09:35 0001 5917

56143
IDENTIF. ↑ REFERENCE

95 MAY -1 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905345