This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9708PG573

ADDRESS NEW OWNER:
Steven C. Hurst
906 Montrose Avenue
Nashville, Tennessee 37204

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 118-1
GROUP
PARCEL 299

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael D. Letzkus and wife, Amy Lynn Letzkus, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven C. Hurst,an unmarried person, hereinafter called the Grantee, his heirs 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. 95 on the Plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael D. Letzkus and wife, Amy Lynn Letzkus by deed from Keith Pfister, unmarried, individually and d/b/a The Cajun Connection, a sole proprietorship, as of record in Book 9098, page 464, Register's Office for Davidson County, Tennessee.

This is improved property known as 906 Montrose Avenue, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to Metropolitan Government 1995 property taxes and subsequent years thereafter.
2. All matters as shown on the plan of record in Book 57, page 93, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steven C. Hurst,an unmarried person, his heirs and assigns, forever; and we, Michael D. Letzkus and wife, Amy Lynn Letzkus, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of June, 1995.

Michael D. Letzkus
Michael D. Letzkus
By: Mark Deutschmann, Attorney-In-Fact

Amy Lynn Letzkus
Amy Lynn Letzkus
By: Mark Deutschmann, Attorney-In-fact

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 Mark Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument on behalf of Michael D. Letzkus, as his Attorney-In-Fact, as the free act and deed of the within named Michael D. Letzkus.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of June, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 20, 1996

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 Mark Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument on behalf of Amy Lynn Letzkus, as her Attorney-In-Fact, as the free act and deed of the within named Amy Lynn Letzkus.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of June, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 20, 1996

BOOK 9708 PG 575

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 89,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of June, 1995.

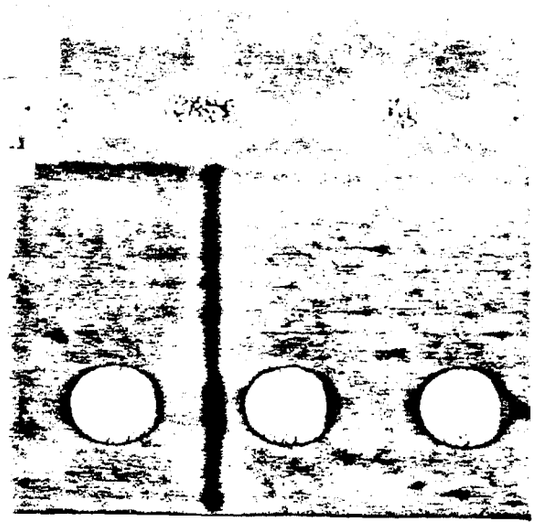
NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

R. L. M... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3569 06/21 0101 03CHECK 342.30

0072161
IDENTIF. # REFERENCE

95 JUN 21 PM 1:11
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.



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

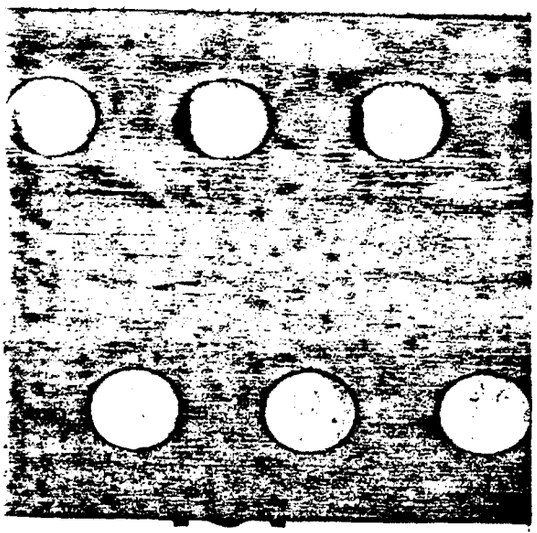
RECEIVED OF _____

FOR _____

BOOK 9708 PG 576

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 12.00
TOTAL 342.30
CHECK 342.30

06/21/95 01 13:12 0001 3569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0072161
IDENTIF. # REFERENCE

95 JUN 21 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922780