This Instrument Prepared By:
Gary W. Temple
Attorney at Law
4311 Gallatin Rd.
Nashville, TN 37216

Address New Owner(s)	Send Tax Bills To	Map-Parcel Numbers
Delores Gwin 120 Sadler Court Nashville, TN 37210	SAME	Map 106-13 Parcel 167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Gene Edwin Gwin, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Delores Gwin (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in exhibit A, which is attached hereto and incorporated herein by this reference (the "Properties").

This is improved property. Known as 120 Sadler Court Nashville, Tennessee 37210

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever. Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein above.

The Grantor further covenants and bind himself, his successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this deed this 24th day of June, 1995.

Gene Edwin Gwin

Gene Edwin Gwin

BOOK 9718 PG 9

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Price, a Notary Public, Gene Edwin Owens, with whom I am personally acquainted and who acknowledges that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, this 24th day of June, 1995.

Mary Price
Notary Public

My Commission Expires MAR. 23, 1996

MY COMMISSION EXPIRES:

NOTARY PUBLIC DAVIDSON

0075149
IDENTIF. & REFERENCE
MAIL ENV.

95 JUN 30 PM 12:50

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 172.40

BOOK 9718 PG 10

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,500.00

Delores Davis
Affiant

Subscribed and sworn before me this 24 day of June, 1995.

Mary Price
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1996

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

LAND in Davidson County, Tennessee, being a certain lot of land in the 6th Civil District of said County, being Lot Number 5, in the resubdivision of Part of Sadler Place, Section 9, as of record in Book 2083, Page 77, Register's Office for said County.

BEGINNING in the south line of Sadler Court in the northeast corner of Lot Number 4, of said resubdivision, thence south 7° degrees 51 minutes east along the said south line of Sadler Court 68.0 feet to the northwest corner of Lot Number 6 of said resubdivision; thence in a southerly direction with the west line of said Lot Number 6 of said resubdivision 113.1 feet to the northwest right-of-way line of the N. C. & St. L. Railway's Radnor Yard connection main tract, which right-of-way lies northwest of, parallel with a 50 foot distance from the center line of said tract; thence in a southwesterly direction along said Railway's right-of-way line, 86.7 feet to the southeast corner of said Lot Number 4 of sid resubdivision thence in a northerly direction with the boundary between lots Numbers 4 and 5 of said resubdivision 165.8 feet to the point of beginning.

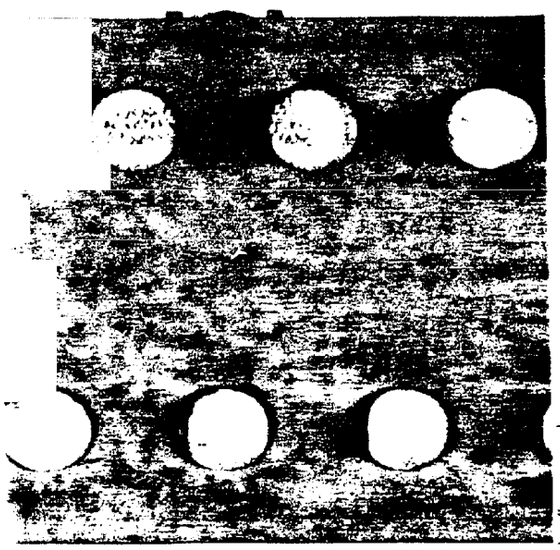
BEING the same property conveyed to Gene Edwin Gwin and wife, Peggy Joyce Gwin by deed from Zetella I. Keene, of record in Deed Book 4965, Page 17, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gene Edwin Gwin by Robert C. Taylor, Trustee, by Quitclaim Deed of record in Deed Book 5312, Page 576, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gene Edwin Gwin from Herbert I. Buchanan, Jr., Trustee, by Quitclaim Deed of record in Deed Book 6334, Page 351, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gene Edwin Gwin from Carolyn Ann Gwin, by Quitclaim Deed of record in Deed Book 8987, Page 828, Register's Office for Davidson County, Tennessee.

Revised



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

RECEIVED OF _____

FOR _____

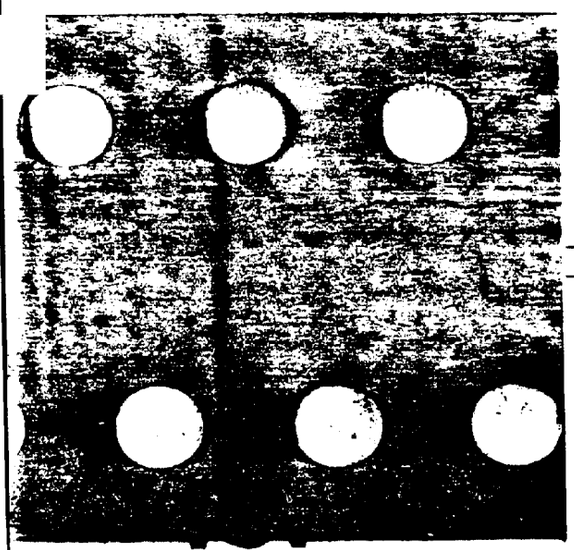
BOOK 9718 PG 12

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	42000.00
CON TX	155.40
PRFEE	1.00
MDEED	16.00
TOTAL	172.40
CHECK	172.40

06/30/95 01 12:53 0001 6840



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075149
IDENTIF. ↑ REFERENCE

95 JUN 30 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926006