BOOK 9725PG307

95 JUL -7 PM 2:13

REGISTER
DAVIDSON COUNTY, TN.

00771 34

This instrument prepared by:
SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

PICK-UP

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Mary Buckner P.O. Box 150122 Nashville, Tennessee 37215	Same	Map 117-1 Parcel 137

FOR AND IN CONSIDERATION of Two Hundred Fifteen Thousand Dollars ($215,000.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, ANNE BUCKNER BRITT, by her attorney-in-fact and Trustee, Third National Bank in Nashville, (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto MARY BUCKNER (hereinafter referred to as the "Grantee"), a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

> Being the northerly 50 feet of Lot No. 21 and the southerly 90 feet of Lot No. 22, on the Map of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 144, Register's Office for Davidson County, State of Tennessee.
>
> Said parts of said lots adjoin and front together 140 feet on the westerly side of Parker Avenue, formerly Maplewood Avenue, and run back between parallel lines 230 feet to a dead line in the rear.
>
> Being part of the property conveyed to Ann Buckner Britt by deed from Paul Winton Turner and wife, Elizabeth Gebhart Turner, of record in Book 2147, page 229, said Register's Office.

The Grantor reserves unto herself a life estate in the Property as long as she shall live, with the right to use and occupy the Property as her own during her lifetime. The terms of the life estate are as follows:

> The Grantor reserves unto herself a life estate in the Property as long as she shall live with the right to continue to occupy and use as her own that portion of the Property which she occupied and used as her own immediately before conveying the Property to the Grantee and in the same manner and to the same extent that she occupied and used the Property, provided that if the Grantor should permanently vacate the Property or her physician certifies that there is no possibility that she will ever return to occupy or use the Property, the life estate will terminate.

The Grantee is entitled to all rents from the portion of the Property subject to the lease which is Exhibit A hereto. Upon expiration or termination of that lease, the Grantee may continue to lease and collect rent from any tenants on that part of the Property not occupied or used by the Grantor.

The Grantee is and shall be fully responsible for all upkeep and maintenance of the entire Property and shall keep the Property in good and safe condition.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Grantee shall pay all taxes for 1995, prorated to the date hereof, and Grantee shall pay all taxes for subsequent years.

2. The Property is conveyed subject to applicable zoning and building requirements and all visible easements and encroachments.

3. The Property is conveyed subject to the lease attached as Exhibit "A."

4. The Property conveyed hereby shall be subject to the covenants, easements and restrictions that may be of record in the Register's Office for Davidson County, State of Tennessee.

5. The Property is conveyed subject to Grantor's reserved life estate.

Except for the Permitted Exceptions, Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, GRANTOR, has executed this deed on the 7th day of July, 1995.

ANNE BUCKNER BRITT, by her attorney-in-fact, Third National Bank in Nashville

BY: _____

TITLE: _____

THIRD NATIONAL BANK in Nashville, trustee for Anne Buckner Britt under that certain Durable Power of Attorney and Trust Agreement dated December 15, 1989, of record in Book 9725, page 301, Register's Office for Davidson County, Tennessee

BY: _____

TITLE: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged ~~himself~~ to be the _____ of Third National Bank in Nashville, the attorney-in-fact for Anne Buckner Britt, the within named bargainor, and that ~~he~~ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Third National Bank in Nashville, as attorney-in-fact for Anne Buckner Britt by ~~himself~~ as _____.

WITNESS my hand and seal, at office in Nashville, Tennessee, this ___ day of _____, 1995.

_____
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged ~~himself~~ to be the _____ of Third National Bank in Nashville, the trustee for Anne Buckner Britt, the within named bargainor, and that ~~he~~ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Third National Bank in Nashville, as trustee for Anne Buckner Britt by ~~himself~~ as _____.

WITNESS my hand and seal, at office in Nashville, Tennessee, this ___ day of _____, 1995.

_____
Notary Public

My Commission Expires:

_____

BOOK 9725PG311

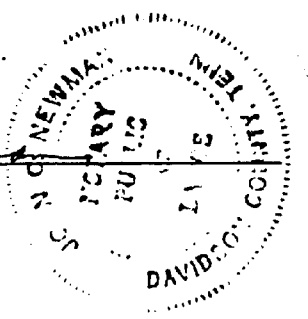
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $215,000 and no other monetary consideration.

Tracey A. Beeckner
AFFIANT

Sworn to and subscribed before me this 7th day of July, 1995.

Jane E. Newman
Notary Public



My Commission Expires:

5-30-99

3990 07/07 0101 03CHECK 824.50

5-23-95 This tenant is currently on a month-to-month basis

BOOK 9725 PG 312

EXHIBIT A

LEASE AGREEMENT

This lease agreement entered into this 22nd day of Dec, 1993 between Pat Glaser
Lois Knight Prop. Mgr. (Agent/Lessor) and _____ (Lessee)
Lessor agrees to lease to lessee the property located at 802 Timber Lane.

This lease is for a period of 12 months, beginning 1-17, 1994 and ending 1-31
,1995 In consideration of said lease, Lessee agrees to pay total rent of $12x685 to the Lessor,
in 12 equal payments of $685 in advance each month at the Lessor's address above.
Rental from the date of this contract to the first day of the following month is $ prorated, this amount
being the proration of rent from the date of possession to the first day of the following month. The first
monthly payment is due on 2-1, 1994. The remaining payments are due on the 1st day of
each month. Lessee agrees that a late charge in the amount of $25.00 plus $3.00 per day will be added to
the monthly payment if the payment is not received on or before the 5th day of the month. Under no
circumstances shall Lessee withhold any amount from any monthly rental payments without prior approval
from Lessor.

Lessee agrees to deposit with Lessor the sum of $300. This deposit is held as security against
damage to property,appliances,furniture,carpet (normal wear and tear excepted),and Lessee vacating the
dwelling prior to the termination date of this lease, or failing to perform any and all the covenants herein.
Said deposit to be held in escrow at First Nat Bank #.

Lessee shall maintain the leased premises in such condition and repair as accepted at the commencement of
this lease,and shall on its termination surrender the premises in the same condition and repair, ordinary
wear and tear or unavoidable casualty excepted. Lessee shall not make any alterations, additions or
improvements in the premises without written approval and if any such are made, they shall be forfeited to
the Lessor upon termination. Lessee is not responsible for maintaining the roof, water heater, and central
heat/air system. Lawn ~~to be maintained~~ by Lessee and kept free of junk, storage and trash. Lessee shall
not use the premises for any purpose other than a residential dwelling. Lessee to pay all utilities, Lessee
will not transfer this lease or sub-let the premises. Lessee shall comply with all laws, etc. of the Federal,
State and Municipal governments applicable to and affecting the premises or their use and occupancy.

Lessor shall not be liable for any damage to the person or property of Lessee or other persons in or about
the premises for any reason whatsoever. If use of the dwelling is impaired or destroyed by casualty, Lessee
may immediately vacate and notify the Lessor within fourteen days of their intentions to terminate this
rental agreement. If the rental agreement is terminated, the Lessor shall return all prepaid rent
recoverable under Section 2.101 of the Uniform Residential Landlord Tenant Act.

Lessor reserves the right to declare this lease null & void and to enter and take possession of the premises
within 72 hours should Lessee breach this lease agreement. Lessee agrees to give quiet and peaceful
possessionof the premises to Lessor should such occur. Lessor may, at its election, continue the lease and
recover as damages from Lessee any unpaid rent until said dwelling is rerented or until the lease term
expires, whichever occurs first. Lessee shall not prohibit Lessor or its agents from entering property to
make repairs, examine the premises, or show the property to a prospective purchaser.

Lessee Hereby waives any and all notice, elections, demands for payment of rent due or past due, and
terminations by or demand from lessor whether or not provided to by state statute, except only if waiver is
prohibited by state law. Lessor is not required to give Lessee any notice whatsoever prior to instituting
any legal action.

Lessee shall promptly notify Lessor in writing of any accident to or defect in the water pipes, gas pipes, electric light wires or fixtures or heating apparatus, in order that Lessor may make the necessary repairs, and Lessor shall not be liable for damages due to the temporary breakdown or discontinuance of same. Lessee shall not interfere with or prohibit Lessor from making necessary repairs.

Both Lessor and Lessee shall notify the other party in writing at least thirty (30) days prior to the expiration of this lease, of their intent to renew or not renew this lease. Continued occupancy by Lessee after expiration of this lease for any reason shall be considered a rental from month to month and the rent rate shall be adjusted to the rent rate currently being charged for this type unit.

Lessee must give Lessor thirty (30) days advance written notice of intent to vacate the leased premises and prior to vacating the dwelling all sums due Lessor under the terms of this agreement must be paid. If premises are vacated prior to the expiration of the full lease term, the security deposit shall automatically be forfeited and a termination payment equal to one month's rent must be paid to Lessor.

This contract shall not be affected by any agreements or representations not contained herein. Lessee's act of taking possession shall be conclusive evidence that the premises were in satisfactory condition and in conformity with this agreement between the parties. The lessee does hereby accept all items as contained in the dwelling in good condition and agrees to return it at termination of the lease in good condition. Lessee has examined the lease premises and agrees to take them in their present condition without alteration or repairs, except to the extent shown in the blank space below:

If any provision of the lease is determined to be in conflict with the Uniform Residential Landlord and Tenant Act thereby making said provision null and void, the nullity shall not affect the other provisions of this lease which can be given effect without the void provision and to this end the provisions of the lease are severable.

Pets are not allowed without the approval of JKPM and with the payment of a non-refundable pet fee in the amount of $ — per pet. Lessee has — pets, and has paid to Lessor a total amount of $ — for the non-refundable pet fee. This provision also applies to any pets acquired by Lessee after the execution of this lease. At the time of the execution of this lease, Lessee has the following pets: —

In the event of the employment by Lessor of an attorney to collect any rent due by the Lessee hereunder or to protect the interest of the Lessor in the event of a breach by Lessee or any of the terms and conditions of this lease, Lessee will pay to Lessor the reasonable fees of such attorney and such fees shall be forthwith due and payable upon demand and shall constitute additional rent due and payable by the Lessee hereunder.

If Lessor files a detainer action against Lessee, and subsequent thereto accepts rent or other payments from Lessee, said acceptance of payment by Lessor shall not operate as any waiver or relinquishment of any rights to proceed with the detainer action and evict Lessee from the leased premises and obtain a judgement against Lessee for the balance owed.

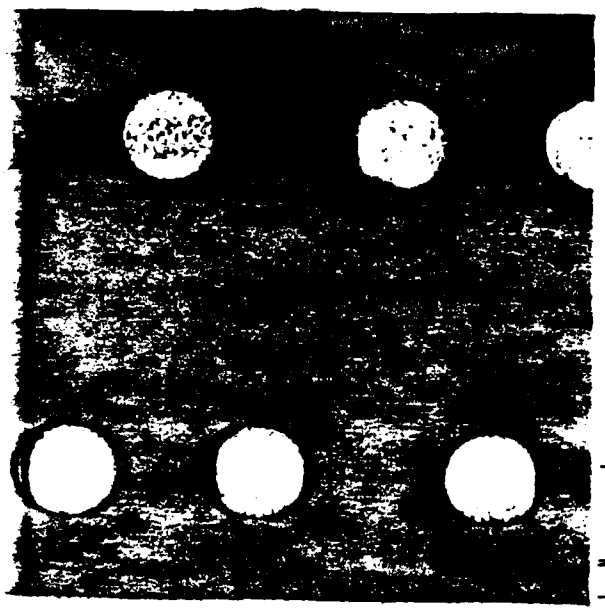
Lessee hereby acknowledges that he/she has read & understands this agreement. In the event of more than one residence, each resident understands he/she is jointly and severally liable for each provision of this contract.

Pat [illegible]
LESSEE

LESSEE

Lois C. Knight
BY

Prop. Mgr.
TITLE



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

RECEIVED OF _____

FOR _____

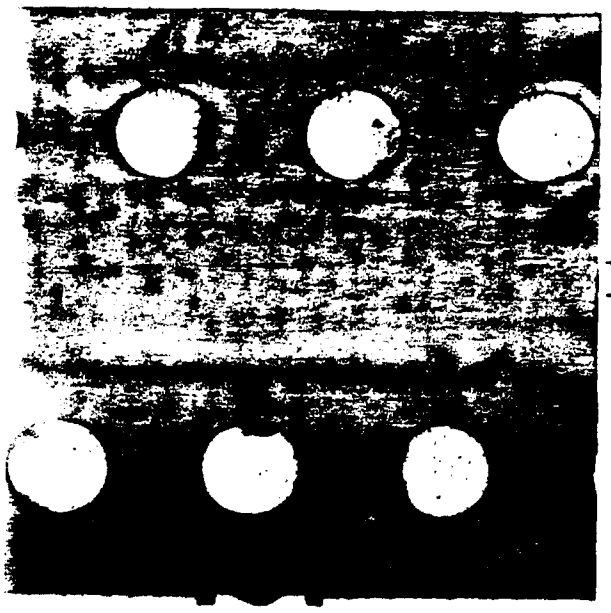
BOOK 9725PG314

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
215000.00
CON TX 795.50
PRFEE 1.00
WDEED 28.00
TOTAL 824.50
CHECK 824.50
07/07/95 01 14:15 0001 8990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



00771 34
IDENTIF. & REFERENCE

95 JUL -7 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928127