THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 59,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June 1995

Notary Public

My Commission Expires: [illegible]

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
EARL MILLER BRENDAN WYATT 2118 Fairfax Avenue #1 Nashville, Tennessee 37212	SAME	MAP 104-11K PARCEL 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND AND NO/100---------- ($ 59,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we, LINDA KNIEPS AND FRED KNIEPS AND DOROTHY KNIEPS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EARL MILLER BRENDAN WYATT, UNMARRIED 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:

BEING Unit No. 1 on the Plan of Fairfax Square as of record in Book 6506, page 1, Register's Office for Davidson County, Tennessee, which Master Deed and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Linda Knieps, Fred Knieps and Dorothy Knieps, by deed from Fairfax Square, a Joint Venture, of record in Book 7163, page 782, Register's Office for Davidson County, Tennessee.

0077756

95 JUL 11 AM 8:12

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 2118 Fairfax Avenue #1, Nashville, Tennessee 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 GRANTEE___, his heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Fairfax Square of record in Book 6506, page 1, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of June, 19 95.

LINDA KNIEPS

FRED KNIEPS by Linda Knieps attorney in fact

DOROTHY KNIEPS by Linda Knieps 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 LINDA KNIEPS, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 1995.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

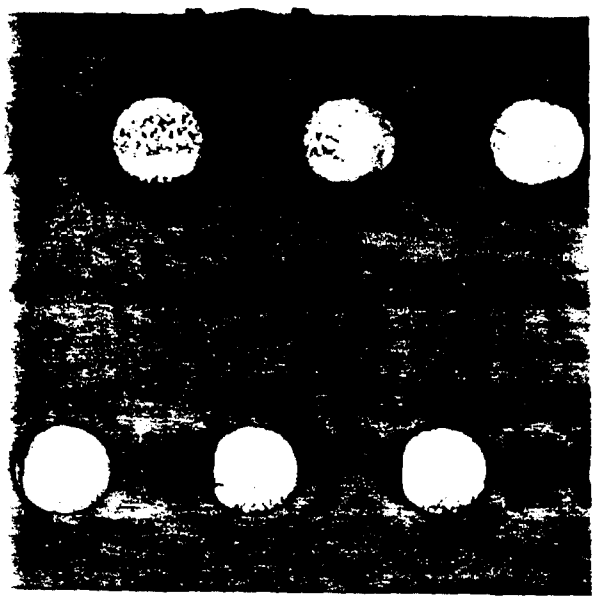
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared LINDA KNIEPS, to me known to be the person who executed the foregoing instrument in behalf of FRED KNIEPS and DOROTHY KNIEPS, and acknowledged that she executed the same as the free act and deed of the said FRED KNIEPS and DOROTHY KNIEPS.

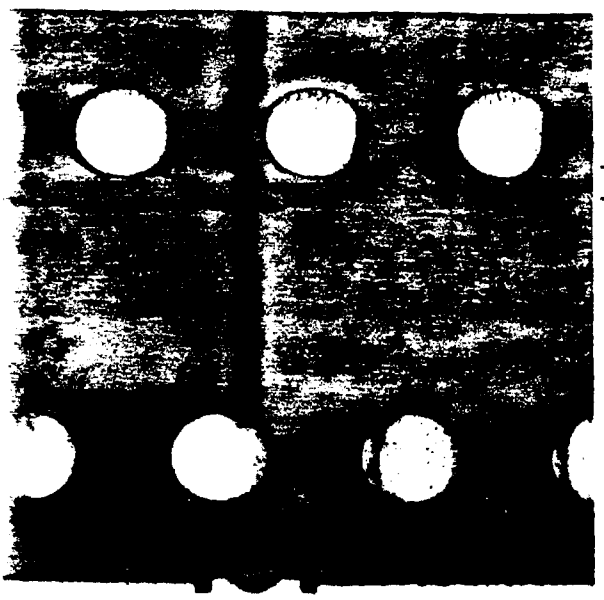
Witness my hand and seal this 30 day of June, 1995.

Notary Public

My commission expires: 11/22/97

3101 03CHECK 227.30





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

RECEIVED OF _____

FOR _____

BOOK 9726 PG 920

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	59000.00
CON TX	218.30
PRFEE	1.00
MDEED	8.00
TOTAL	227.30
CHECK	227.30

07/11/95 01 08:12 0001 9669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00777756
IDENTIFICATION REFERENCE

95 JUL 11 AM 8:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 928797