ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Gus L. Church 2133 15th Avenue N. Nashville, TN. 37208	Same	81-3-98 8DA-3345

This instrument was prepared by; David J. Waynick, Attorney, 211 Donelson Pike, Suite 2, Nashville, TN 37214

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David J. Waynick, Mark Waynick and G. L. Waynick, a Tennessee partnership, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Gus L. Church and wife, Eloise Church the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 31 of Owens' Buena Vista Plan, as of record in Book 15, pages 10 and 11, Register's Office for Davidson County, known as Lot 3 on the unrecorded map of a Re-Subdivision of the northeast part of said Lot, and described as follows:

BEGINNING at a point on the westerly margin of 15th Avenue North, 110 feet south of the south margin of McKinney Street, formerly Spring Street; thence westerly 144 feet more or less to a point in the east line of the land formerly owned by Walter Brown; thence with what was Brown's east line, southerly 50 feet more or less to a point; the northwest corner of the property conveyed to Porter Hyde and wife by deed of record in Book 2029, page 567, said Register's Office; thence with Hyde's north line, easterly 144 feet more or less to the westerly margin of 15th Avenue North, and thence with the margin of the said Avenue, northerly 50 feet to the beginning.

Being the same property conveyed to David Waynick, Mark Waynick and G.L. Waynick, a Tennessee partnership, by deed from Julius Doochin and wife Sonia Doochin of record in Book 6057, Page 886 Register's Office for Davidson County, Tennessee

This is improved property, known as 2133 15th Avenue North, Nashville, Tennessee 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with the said Grantees 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 Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this the 24th day of July, 1995.

4334 07/25 0101 03CHECK 27.50

00081951

IDENTIFICATION REFERENCE

95 JUL 25 AM 10:42

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

David J. Waynick

Mark Waynick

G.L. Waynick

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and afar said county and state, the within named David J. Waynick, Mark Waynick and G.L. Waynick the 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 Nashville, Tennessee, this the 24th day ofJuly, 1995.

My Commission Expires: May 30, 1999 Notary public Sheryl S. Gardner

State of Tennessee
County of Davdison

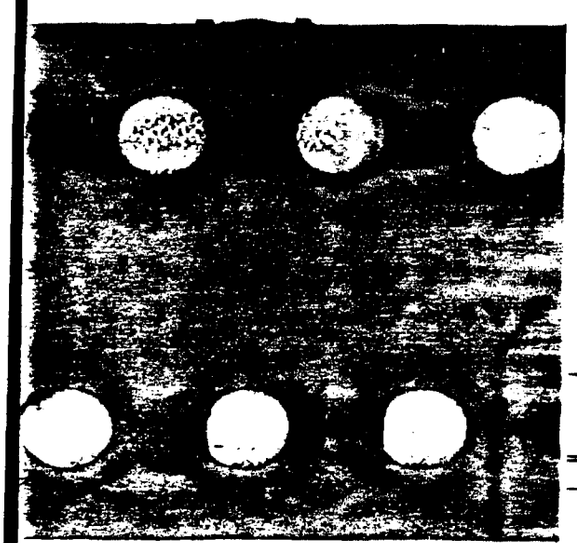
The actual consideration for this transfer or value of property (whichever is greater) is $5,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

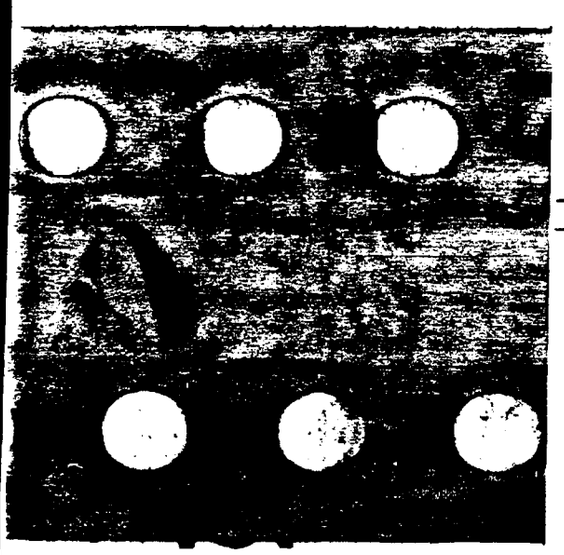
Sworn and subscribed to before me this the 24th day of July, 1995.

Commission Expires: May 30, 1999 Notary Public Sheryl S. Gardner

Return To:

Broker's Escrow Services, Inc.
P. O. Box 140255
Nashville, TN 37214





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9739 PG 242

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 5000.00
CON TX 18.50
PRFEE 1.00
WDEED 8.00
TOTAL 27.50
CHECK 27.50

07/25/95 01 10:44 0001 4334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00081951
IDENTIF. # REFERENCE

95 JUL 25 AM 10:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 933406