WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00

Affiant

Sworn to and subscribed before me this 9 day of Sept, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

95 SEP 11 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. + REFERENCE

00098644

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Roderick J. Glatt, et ux	Same	Map 92-6
PO Box 17253		Par. 331
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward L. Niebruegge, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Roderick J. Glatt and wife, Angela R. Glatt, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 51 on the Plan of L. C. Thuss' Subdivisions as recorded in Book 547, page 102, Register's Office for said County, described as follows:
>
> Said Lot No. 51 fronts 40 feet on the westerly side of 29th Avenue, North, and extends back between parallel lines measuring 150 feet to an alley at the rear.
>
> Being the same property conveyed to Edward L. Niebruegge and wife, Sherry L. Niebruegge by Trustee's Deed from Michael J. Philbin, Trustee, of record in Book 9348, page 94, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 715 29th Avenue North, Nashville, TN 37209.
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.
>
> The above described premises is not the place of usual residence of the Grantor herein.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do

further covenant and bind myself, my heirs, assigns 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 9 day of Aug, 1995.

Edward L. Niebruegge
EDWARD L. NIEBRUEGGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

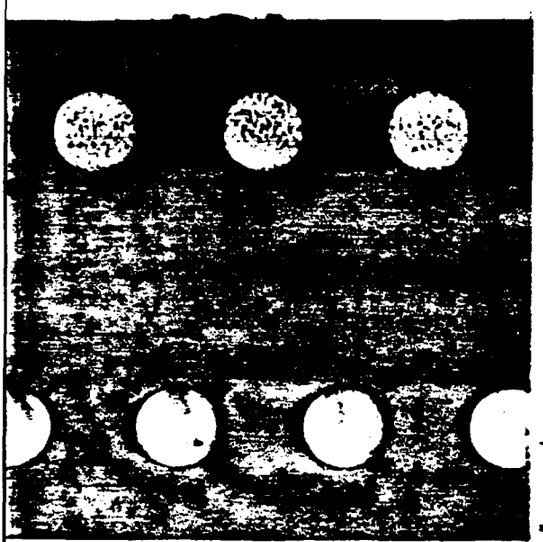
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Edward L. Niebruegge, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of Aug, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-97

95-9 09711 3401 03CHECK 33.00



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

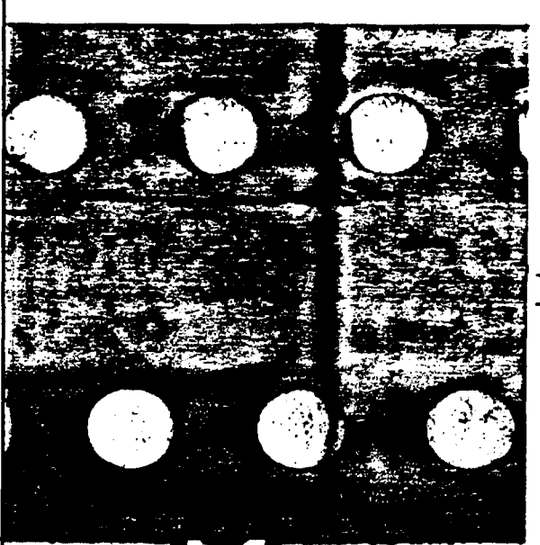
RECEIVED OF _____

FOR _____

BOOK 9790 PG 387

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	20000.00
CON TX	74.00
PRFEE	1.00
MDEED	8.00
TOTAL	83.00
CHECK	83.00

09/11/95 01 08:46 0001 2305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0098644
IDENTIF. ← REFERENCE

95 SEP 11 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951183