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 $ 71,900.00

Affiant

Subscribed and sworn to before me, this 29th day of December 1995

Notary Public

My Commission Expires: 11-29-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LISA SCHIFFGENS DAVIS 1910 Electric Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 613136 Memphis, Tennessee 38101	MAP 94-2 PARCEL 195

WARRANTY DEED

BOOK 9905 PG 961

FOR AND IN CONSIDERATION of the sum of SEVENTY ONE THOUSAND NINE HUNDRED AND NO/100---------- ($ 71,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , LEE GROITZSCH, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto LISA SCHIFFGENS DAVIS, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 80.0 feet of Lots Nos. 92, 93 and 94 on the Map of United Railway Company's Addition as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 92, 93 and 94 front 80.0 feet on the southerly side of Electric Avenue and run back between parallel lines with the westerly margin of Queen Street, 165.0 feet, to the northerly line of Lot No. 91.

BEING the same property conveyed to Lee Groitzsch, unmarried, by deed from Sandra S. Strohl, unmarried, of record in Book 7972, page 637, Register's Office for Davidson County, Tennessee.

ELIZABETH GROITZSCH, spouse of Lee Groitzsch, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1910 Electric Avenue, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s 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 United Railway Company's Addition of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of December, 19 95.

LEE GROITZSCH

ELIZABETH GROITZSCH

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9995 PG 062

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 LEE GROITZSCH and ELIZABETH GROITZSCH, the bargainor s, 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 this 29th day of December, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3825 01/02 0101 03CHECK 275.03

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 _____.

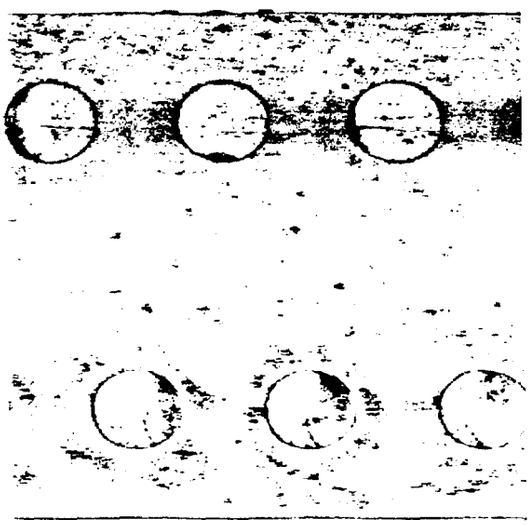
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0137162
IDENTIF. & REFERENCE

96 JAN -2 PM 2:14
FELIX Z. KELLEHTI REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9995 PG 963

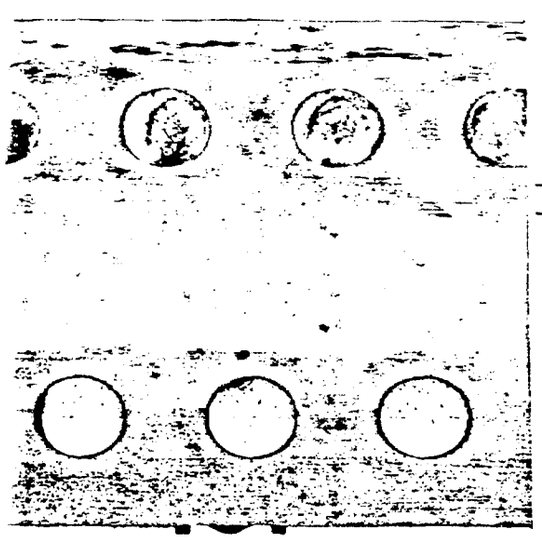
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 71900.00
CON TX 266.03
PRFEE 1.00
WDEED 8.00
TOTAL 275.03
CHECK 275.03

01/02/96 01 14:16 0001 3825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0137162
IDENTIF. # REFERENCE

96 JAN -2 PM 2:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 992197