This Instrument prepared by: George E. Hudler, Jr., Attorney
1601 Parkway Towers, Nashville, TN 37219

WARRANTY DEED

BOOK 4685 PAGE 740

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Tann (NAME)	Velvet and Tann Enterprises (NAME)	Map 93-9-203
112-16th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	112-16th Avenue South (STREET ADDRESS)	Par. 8W-4700
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

----------Ten and no/100 ($10.00)---------- *DOLLARS*

Cash in hand paid by David Tann, and other good and valuable consideration, the receipt of all of which is thereby acknowledged, I, Jimmy R. Velvet

have bargained and sold, and by these presents do transfer and convey unto the said David Tann his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:* one-half of my undivided interest in certain real estate in Davidson County, Tennessee, as follows:

TRACT 1: Being the easterly part of lot No. 135 on the Plan of McNairy's West Nashville Lots, as of record in book 9, pages 322, and 323, Register's Office for said County, also in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.
Said part of lot No. 135 fronts 70 feet 5 inches on the southerly side of McGavock Street, and extends back between parallel lines 166 feet to an alley.
Being part of the same property conveyed to Rainbow Laundry, Inc., by deed from Hermitage Laundry Company and Ideal Laundry Corporation dated November 1, 1943, said deed being recorded in book 1333 at page 107 in the Register's Office of Davidson County, Tennessee.

TRACT 11: Being lot No. 137 and westerly 29 feet, 7 inches of lot No. 135 on the map of McNairy's West Nashville Plan, as of record in Minute Book "C" pages 136 and 137, Chancery Court at Nashville.
Said lot No. 137 and part of lot No. 135 front together 122 feet, 7 inches on the southerly side of McGavock Street, and run back between parallel lines with the easterly margin of 16th Avenue, South, 166 feet to an alley.
(Continued to the next page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 23 day of February 1993

Jimmy R. Velvet
Affiant

My commission expires: 10-22-95
(Affix Seal)

Notary Public

Being part of the property conveyed to Rainbow Laundry, Inc. by deed from Hermitage Laundry Company and Ideal Laundry Corporation dated November 1, 1943, said deed being recorded in book 1333, page 107 in the Register's Office for Davidson County, Tennessee. Excluded from the above two tracts of land is that property conveyed to S. N. Frey by deed from Rainbow Laundry, Inc., dated January 5, 1946, said deed being recorded in book 1217, page 352, Register's Office for said County, as follows:
Being part of lot No. 135 on the Plan of McNairy's West Nashville lots, as of record in book 9, page 322, and 323, Register's Office for said County, also in Minute Book "C" pages 136 and 137, Chancery Court at Nashville. Said part of lot No. 135 fronts 67.2 feet on the southerly side of McGavock Street, and extends back between parallel lines 114.1 feet to a dead line.

Being the same property conveyed to Jimmy R. Velvet dba V.T.R. Productions by deed from Allen Bradley, of record in Book 4680 pages 620, 621 & 622, R. O. D. C., Tennessee.

This conveyance is made subject to unpaid taxes and Notice of Mechanics' and Materialmen's Lien filed by J. H. Cooley, d/b/a Nashville Glass Company, of record in Book 4603, page 791, said Register's Office, and Notice of Mechanics' and Materialmen's Lien filed by Buford Jennings, d/b/a Buford Jennings Lumber Company, of record in Book 4624, page 541, said Register's Office.

This conveyance is also made subject to a Deed of Trust between Allen Bradly and Commerce Union Bank wherein William T. Moon is Trustee, of record at Book 4651, page 200, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as 112 (House Number) 16th Avenue South (Street) P. O. Address: Nashville, Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Tann *his heirs and assigns, forever.*

And I *do covenant with the said 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,* except for balance due on installemnt deed note payable in 40 quarterly installments of $4,648.68 each to James I. Vance Berry and Dean Polk, Trustees for the shareholders of Rainbow Laundry, Inc., except found at Book 4570,page 864, Register's Office for said county and except as also stated hereinabove.

And I, Jimmy R. Velvet *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* David Tann his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 23 *day of* February, *19*73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jimmy R Velvet

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anna C. Anderson, *a Notary Public in and for said County and State, the within named* Jimmy R. Velvet

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 23 *day of* February, *19* 73.

Anna C Anderson, *Notary Public.*

Commission Expires 10-29-75

ANNA C. ANDERSON NOTARY PUBLIC DAVIDSON COUNTY

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in....., this.....day of....., 19.....

Notary Public

Commission Expires.....

BOOK 4685 PAGE 743

WARRANTY DEED

FROM Jimmy R. Velvet

TO David Tann

B 9 6 9 6 9

IDENTIF. REFERENCE

MAR 5 12 49 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

MAR-5	CONV	80,000.00			
MAR-5	S'TAX		A*	208.00	
MAR-5	PR'FEE		A*	.50	
MAR-5	W'DEED		A*	8.00	* 216.50