Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Standard Realty Company Fifth Floor American Trust Building Nashville, Tennessee 37201	same	118 - 4 248

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Pan American Electric, Inc. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Standard Realty Company, a general partnership composed of James K. Roussel, Carole Roussel, Ellis B. Goodloe, Martha P. Goodloe, R. M. Wright, III and Jo Ann H. Wright (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.
2. Any and all easements and/or rights of way for streets, roads and/or public utilities.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Ellis B. Goodloe
Affiant

Subscribed and sworn to before me this 8th day of December, 1980.

Richard F. Warren
Notary Public
My commission expires: 11/1/81

This is improved property, known as 2301 Cruzen Street, Nashville, Tennessee 37211.

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of December, 1980, the corporate party, if any having caused its name to be signed hereto by duly authorized officers on said day and date.

PAN AMERICAN ELECTRIC, INC.

By _____
Walter R. Stutts, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Richard D Warren, a Notary Public of the State and County aforesaid, personally appeared Walter R. Stutts, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Pan American Electric, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8th day of December, 1980.

Richard J Warren
Notary Public

My Commission Expires: 11/1/86





G 2 0 9 4 1

IDENTIF. REFERENCE

Dec 9 2 56 PM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Lots Nos. 213 and 214 in the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for Davidson County.

Said Lots Nos. 213 and 214, front 50 feet each on the westerly side of Cruzen Avenue, and run back between parallel lines, 150 feet to an alley, Lot No. 214 running back with the southerly margin of Longview Street.

Being the same property conveyed to Pan American Electric, Inc. by deed from Vernon D. Combs and wife, Louise Combs, dated August 30, 1977, of record in Book 5192, page 438, in said Register's Office.

8975 12/09 335.00- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5688 PAGE 80

FOR _____

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

835[illegible].00- CO
215.80 CO TX
.50 PRFEE
12.00 WDEED
CHECK 228.30-
69758 12/09/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 0 9 4 1

IDENTIF. REFERENCE

DEC 9 2 56 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 796285