Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Travis Brothers 4400 Michigan Avenue Nashville, Tennessee 37209	same	118-4 248

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of an exchange of certain real property, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, 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 "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Travis Brothers, a general partnership composed of Hilliard Travis, Leon Travis and Wade Travis (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.

Affiant

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

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 covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of December, 1980.

STANDARD REALTY COMPANY

By _____
James K. Roussel, Partner

_____
Carole Roussel, Partner

_____
Ellis B. Goodloe, Partner

_____
Martha P. Goodloe, Partner

_____
R. M. Wright, III, Partner

_____
Jo Ann H. Wright, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of December, 1980, before me appeared James K. Roussel, Carole Roussel, Ellis B. Goodloe, Martha P. Goodloe, R. M. Wright, III and Jo Ann H. Wright, to me personally known, who, being by me duly sworn, did acknowledge themselves as partners of Standard Realty Company, a general partnership, and that said instrument was signed and sealed in behalf of said partnership and said James K. Roussel, Carole Roussel, Ellis B. Goodloe, Martha P. Goodloe, R. M. Wright, III and Jo Ann H. Wright acknowledged said instrument to be their free act and deed and the free act and deed of said partnership.

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

Notary Public

My commission expires: 1-18-82

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 Standard Realty Company by deed from Pan American Electric, Inc., dated December 8, 1980, of record in Book ____, page ___, in said Register's Office.

RUSH

6 2 0 9 4 3

IDENTIF. REFERENCE

Dec 9 2 58 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5688 PAGE 87

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

830[illegible].50- CO
215.80 CO TX
.50 PRFEE
12.00 WDEED
CHECK 228.30-
8977A12/09/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20943

T
IDENTIF. REFERENCE

Dec 9 2 58 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 796287