WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
House Jan-Nee, Inc. (NAME)	Metropolitan Federal S & L (NAME)	105-6
1203 8th Ave. South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	39
Nashville, TN 37203 (CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	16W-04810

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FOR AND IN CONSIDERATION of the sum of ten and No/100 ---------- *Dollars.*

APR 29 12 44 PM '85
DAVIDSON COUNTY, TN
REGISTER'S FEE
IDENTIFICATION REFERENCE
T08774
1-08774

Jack E. Froeter, an unmarried person

have this day bargained and sold, and do hereby transfer and convey unto the said House of JAN-NEE, Inc., a Tennessee Corporation, its *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 2 on Mrs. Elizabeth Fall's Plan of Lots, as of record in Book 161, page 58, Register's Office for said County.

Said Lot No. 2 fronts 51.83 feet on the westerly side of 8th Avenue, South, formerly Spruce Street, as widened, and runs back 155.7 feet on the north line and 169.1 feet on the south line to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Ervin T. Sain and Jack E. Froeter, by deed from Fount T. Smothers and wife, Ruth P. Smothers, of record in Book 4004, page 617, Register's Office for said County. The said Ervin T. Sain having since died on 4-25-83 designating Jack E. Froeter devisee of the premises under his (Ervin T. Sain's) will duly admitted to Probate in the Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF }

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 17 day of April 19 85

Affiant

My commission expires: 11-1-87 (Affix Seal)

Notary Public

This is improved (unimproved) property, known as 1203 8th Ave., South, Nashville, TN 37203 (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said House of JAN-NEE, Inc., its *(successors), heirs and assigns forever. I covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* House of JAN-NEE, Inc. its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 17 *day of* April *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack E. Froeter

JACK E. FROETER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Jack E. Froeter

the within named 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* 17 *day of* April, *19*85.

Commission expires 11-1-87 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF }

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 .

THIS INSTRUMENT WAS PREPARED BY:

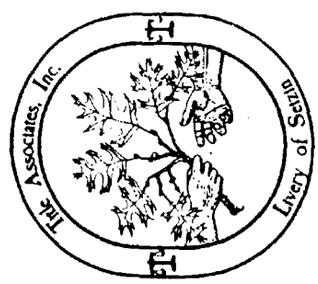
Joe Saperstein, Attorney
95 White Bridge Rd.
Nashville, TN 37205

WARRANTY DEED

FROM
Jack E. Froeter

TO
House of JAN-NEE, Inc.

TITLE INSURED BY POLICY NUMBER:



Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF _____

FOR _____ BOOK 6539 PAGE 408

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

75000.00- CAMT.
195.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
0696A04/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.9.8.7.7.4

IDENTIF. T REFERENCE

APR 23 12 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127565