Box 37

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Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Fala/Karr Joint Venture c/o Marshall I. Karr 3714 West End Avenue Nashville, Tennessee 37205	SAME	142-11-13

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, C & S Builders, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Fala/Karr Joint Venture, a Tennessee Joint Venture comprised of Dante Fala and Marshall I. Karr, Trustee (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:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $250.00

C&S Builders, Inc
W. Pres.

Affiant

Subscribed and sworn to before me this 3rd day of June, 1985.

Notary Public
My Commission Expires: Jan. 19, 1988

NOTARY PUBLIC
DAVIDSON COUNTY, TN

1. Real estate taxes for the current year.

2. Restrictive covenants of record in Book 3833, page 789 and Book 3838, page 501, Register's Office for Davidson County, Tennessee.

3. The plan of Valley West subdivision Section 2 recorded in Book 3600, Page 86 in said Register's Office.

This is unimproved property.

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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of June, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

C & S Builders, Inc.

By: _____

Title: Pres

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Anne H. McKnight, a Notary Public of the State and County aforesaid, personally appeared John E. Cain III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be President of C & S BUILDERS, INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by John E. Cain III as President.

WITNESS my hand and seal, at office in Nashville, TN, this 3rd day of June, 1985.

Anne H. McKnight
Notary Public

My Commission Expires: Jan. 19, 1988



EXHIBIT A

Land in Davidson County, Tennessee, being Reserved Parcel "C" on the Plan of Valley West Subdivision, Section 2, as of record in Book 3600, page 86, Register's Office for said County to which plan reference is hereby made for a more particular description of said reserved parcel.

BEING part of the same property conveyed to C & S Builders, Inc. by deed from Meg Co., a Tennessee Corporation, of record in Book 4400, page 544, Register's Office for Davidson County, Tennessee.

J 1 3 6 0 0

T
IDENTIF. REFERENCE

JUN 17 3 17 PM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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
			250.00- CAMT.	
			.52 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	13.02-
8963A	06/17/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 3 6 0 0

IDENTIF. REFERENCE

JUN 17 3 17 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 145375