File
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BOOK 6872 PAGE 727

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Metropolitan Equities c/o Freeman-Webb Realtors 1719 West End Avenue Nashville, TN 37203	Same	Map 92-15 Parcel 104

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MARSHALL I. KARR, TRUSTEE, with full power to sell, transfer, convey, mortgage or encumber without joinder of any beneficiary, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto METROPOLITAN EQUITIES, a partnership, ("Grantee") its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the property and all covenants and warranties contained herein are made expressly subject to those matters set forth in Exhibit B which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $372,500.00.

W. H. Freeman
Affiant

SUBSCRIBED AND SWORN to before me, this 30 day of May, 1986.

Notary Public

1-10-89
My Commission Expires

TO HAVE AND TO HOLD the said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the property of the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 30 day of May, 1986.

GRANTOR

Marshall I. Karr Trustee

MARSHALL I. KARR, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, George R. Fusner, Jr., a Notary public of said County and State, MARSHALL I. KARR, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of May, 1986.

GEORGE R. FUSNER JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 1-10-89

0 5 8 6 2

IDENTIFICATION REFERENCE

MAY 30 3 54 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING the easterly half of Lot Nos. 19, 20, and 21 on the plan of Percy D. Maddin's Subdivision of certain lots in the Elliston plan, in the 21st Ward of the City of Nashville, as of record in Book 57, page 139, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 19, 20 and 21 fronts 72 feet on the southerly side of State Street and runs back between parallel lines, with the westerly margin of an alley, 146 feet to the north line of Lot No. 18 on said plan.

BEING the same property conveyed to Marshall I. Karr, Trustee, with full power to sell, transfer, convey, mortgage or encumber without joinder of beneficiary, by Deed of record in Book 6140, page 302, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. 1986 Real Property Taxes, which have been prorated and assumed by Grantee.

2. Those items shown on the plan of record in Book 57, page 139, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			372500.00- CONT.	
			968.50 CSTAX	
			.50 PRFEE	
			9.00 MOSTD	
			CHECK 978.00-	
0004A05/30/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

U.S. 8 6. 2.

IDENTIFICATION REFERENCE

MAY 30 3 54 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253697