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WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
Johnson Brothers Enterprises 2928 Sidco Drive Nashville, Tennessee 37214	Same	118-8 Parcel 35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 62,500.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 1988.

Notary Public

Commission expires: 5/13/89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, COMFORT CONTROL, INC, a Tennessee Corporation, F. H. DILLINGHAM, individually, and BILLY D. WILLIAMS, individually, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHNSON BROTHERS ENTERPRISES, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee. Said Lot No. 152 fronts 50 ft. on the easterly side of Winford Avenue and runs back between parallel lines with northerly margin of Melrose Street, 150 feet to an alley.

Being the same property conveyed to F. H. Dillingham, Billy D. Williams, and Comfort Control, Inc. as to a 1/3 undivided interest each by Quit Claim Deeds from D. W. S. Properties, a Tennessee General partnership and J. W. Swift of record in Book 6211, page 766 and Book 6211, page 764 Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as 2324 Winford Avenue, Nashville, Tennessee

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, its successors and assigns forever, and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the year 1986 which the Grantee herein assumes and agrees to pay.

AND we do further covenant and bind ourselves, our heirs, successors and representatives, 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 whomsoever.

WITNESS our hands this 20th day of June, 1986.

COMFORT CONTROL, INC.

By: Danny R Mahaney
Danny R. Mahaney
Vice-President

F. H. Dillingham

Billy D. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Angeline Gail Johnson, a Notary Public, F. H. DILLINGHAM and BILLY D. WILLIAMS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes thereon contained.

Witness my hand and seal at office in Nashville, Tennessee, this 20th day of June, 1986.

Angeline Gail Johnson
Notary Public

My Commission Expires:
7-31-90

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Angelise Dail Johnson, a Notary Public, DANNY R. MAHANEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-President of COMFORT CONTROL, INC. and is authorized by COMFORT CONTROL, INC. to execute this instrument on behalf of COMFORT CONTROL, INC.

NOTARY PUBLIC DAVIDSON COUNTY

Angelise Dail Johnson
Notary Public

My Commission Expires: 1-21-90

1 2 7 5 9

IDENTIFICATION REFERENCE

JUN 20 2 46 PM '86

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

RECD

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

6250[illegible] 0- SALE
162.50 STTAX
.50 [illegible]
9.00 MORT
CHECK 172.00-

8160ACC 6/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12756

IDENTIFICATION REFERENCE

JUN 20 2 48 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 261682