#5400 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd, Suite 110
Nashville, Tennessee 37215

BOOK 7038 PAGE 550

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arranger's Publishing Company (NAME)	NO MORTGAGEE (NAME)	Map 92-16
1903 Division Street (STREET ADDRESS OR ROUTE NUMBER)	NEW OWNER (STREET ADDRESS)	Parcel 261
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#10W-01240

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOMINION PROPERTIES , a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARRANGER'S PUBLISHING COMPANY, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS 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. 228 on the Plan of O. B. Hayes Plan of Small Lots, as of record in Plat Book 1, page 81, Chancery Court at Nashville, Tennessee.

Said Lot No. 228 fronts 50 feet on the southerly side of Division Street, formerly Shields Street or McTyiere Avenue, and runs back on the west line 150 feet to an alley, and the east line of said lot runs back to the margin of 19th Avenue, South, formerly Laura Street.

Being the same property conveyed to Dominion Properties, a Tennessee general partnership by deed from Fast Electrical Contractors, Inc. of record in Book 6421, page 725, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the plan of record in Plat Book 1, page 81 said Register's Office.

62620

IDENTIFICATION REFERENCE

Nov 13 8 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1903 Division Street, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of November, 1986

DOMINION PROPERTIES

By: F. Karl VanDevender

a Tennessee general partnership

F. Karl VanDevender
General Partner

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared F. Karl VanDevender with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be partner of the DOMINION PROPERTIES, the within named bargainor, a partnership and that as such partner being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by the said F. Karl VanDevender as such partner

Witness my hand and official seal, at Nashville, Tennessee this 6th day of November, 1986.

Laura B. Scott
Notary Public

Commission expires March 11, 1990

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

W.C. Hoe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 1986.

MY COMMISSION EXPIRES 1/10/89
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM

DOMINION PROPERTIES,
a Tennessee general partnership

TO

ARRANGER'S PUBLISHING COMPANY, INC.

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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
			0755 [illegible] CERT.	
			770.10 CSTAX	
			.50 PRFE	
			6.00 WDED	
			CHECK	776.30-
			5270A11/13/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62620

IDENTIFICATION REFERENCE

Nov 13 8 57 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 11259