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FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1986.

Notary Public

MY COMMISSION EXPIRES: 4-17-88

(AFFIX SEAL)

Name & Address of Mortgagee:

THIS INSTRUMENT WAS PREPARED BY
Clarence O. Ingram, Attorney, 220 Fairway Drive, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Attic Space #N-2 Joint Venture (NAME)	NEW OWNER (NAME)	34-9-26
215 W. Travis (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	
San Antonio, Texas 78205 (CITY) (STATE) (P.O. ZIP)	same (CITY) (STATE) (ZIP)	

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, WE, KLYNE JACK KELLER AND JANE KELLER INGRAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ATTIC SPACE #N-2 JOINT VENTURE, A TEXAS JOINT VENTURE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE ATTACHED MARKED EXHIBIT "A")

This conveyance is made pursuant to Contract for Sale of Real Estate between Grantors and Grantees dated January 21, 1986, the terms and conditions of which are by reference incorporated in and made a part of this deed.

RECEIVED FOR REGISTER DAVIDSON COUNTY, TN
DEC 30 12 02 PM '86

IDENTIFICATION REFERENCE

77601

Jane Keller and Jane Keller Ingram is one and the same person.

Clarence O. Ingram, husband of Jane Keller Ingram, joins herein to release all his rights as a result of the marital relationship.

Klyne Jack Keller is a widower.

This is (unimproved / improved) X property, known as 1546 Gallatin Road, North (House Number) (Street) Madison, Tennessee 37115 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 29th day of December, 1986.

Klyne Jack Keller
KLYNE JACK KELLER

Jane Keller Ingram
JANE KELLER INGRAM

Clarence O. Ingram
CLARENCE O. INGRAM

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Klyne Jack Keller, Jane Keller Ingram and Clarence O. Ingram

the bargainor 5, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 1986.

Commission Expires 4-17-88

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

KLYNE JACK KELLER ETALS

TO

ATTIC SPACE #N-2 JOINT VENTURE,

A TEXAS JOINT VENTURE

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

Deed: Klyne Jack Keller et al
to Attic Space #N-2
Joint Venture, A Texas
Joint Venture

EXHIBIT "A"

SURVEYOR'S DESCRIPTION

FRIEDEN - TRACT ONE

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Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Gallatin Pike, being a part of the property conveyed to Klyne Jack Keller and Jane Keller, by deeds of record in Book 5694, Page 937 and Book 5694, Page 940, R.O.D.C., and being more particularly described according to a survey made by Barge, Waggoner, Sumner & Cannon, dated June 12, 1986, as follows:

BEGINNING at an iron pin in the westerly margin of Gallatin Pike, said iron pin being S 18° 25' 14" W, 496.32 feet, as measured along said westerly margin, from the southerly margin of Altus Avenue, said iron pin being the southeasterly corner of the property conveyed to Jessie Mae Caldwell by deed of record in Book 4462, Page 722, R.O.D.C., also being the northeasterly corner of the herein described parcel;

THENCE, with said westerly margin of Gallatin Pike, S 18° 25' 14" W, 100.00 feet to a point;

THENCE, leaving said westerly margin with a severance line, N 77° 15' 00" W, 600.00 feet to a point;

THENCE, continuing with said severance line, S 18° 25' 14" W, 107.58 feet to a point in the northerly line of the property conveyed to G. B. Proctor, et ux., by deed of record in Book 1058, Page 604, R.O.D.C.;

THENCE, with said northerly line, N 74° 01' 16" W, 463.98 feet to an iron pin in the easterly margin of the Seaboard System Railroad;

THENCE, with said easterly margin, N 04° 45' 13" E, 182.20 feet to an iron pin;

THENCE, leaving said easterly margin with the southerly line of the property conveyed to Jessie Mae Caldwell by deed of record in Book 4462, Page 722, R.O.D.C., S 77° 15' 00" E, 1,109.10 feet to the point of beginning.

Containing 153,747 square feet, or 3.53 acres, more or less.

Being a part of the same property conveyed to Klyne Jack Keller and wife Louise Gray Keller by deed from John Norman Gray and wife Dorothy Petty Gray of record in Book 2740 page 457, Register's Office for Davidson County, Tennessee, and the said Louise Gray Keller having died on April 28, 1972. In Book 5694, page 940 Klyne Jack Keller purportedly conveyed the premises to Klyne Jack Keller and Jane Keller as tenants in common with survivorship. The aforesaid estate does not exist. And being part of the same property conveyed to John H. Gray of record in Book 1090, page 278, Register's Office for Davidson County, Tennessee, and the John H. Gray died testate in 1941, his last will and Testament having been probated in the County Court for Davidson County, Tennessee, on June 7, 1941, of record in Will Book 57, page 386, of the probate records for Davidson County, and by the said Last Will and Testament, John H. Gray gave, devised and bequeathed to his wife Nellie Gray, a life estate in the said property, and at her death, a life estate to his daughter, Louise Keller, with the remainder to the child or children of Louise Keller; and Nellie Gray, wife of John H. Gray, died in the 1940's and Louise Keller died on April 28, 1972, leaving Jane Keller as the only child born to Louise Keller during her lifetime, and her only heir-at-law. Jane Keller purportedly conveyed the premises to Klyne Jack Keller and Jane Keller as tenants in common with survivorship, Said estate does not exist.

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77601

IDENTIFI REFERENCE

Dec 30 12 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27952