THIS INSTRUMENT PREPARED BY:

Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	NAME OF MORTGAGEE	MAP PARCEL NUMBERS
John Dwyer, Sr., and John (NAME)	None (NAME)	Map 93-7
Dwyer, Jr., d/b/a Dwyer Realty		Parcel 42
3070 Sidco Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- *Dollars,*

Cash in hand paid by John Dwyer, Sr., and John Dwyer, Jr., d/b/a Dwyer Realty, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

J. H. & S. Investments

have this day bargained and sold, and do hereby transfer and convey unto the said John Dwyer, Sr., and John Dwyer, Jr., d/b/a Dwyer Realty

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 13, 14, 15, 16, 17, 18, 23, 24, 25, and 26 and parts of Lot Nos. 19, 20, 21, 22, 53, 54, and 55 on the Plan of J. R. Love's Subdivision of Lot Nos. 16 and 17 in D. B. Cooper's Addition to East Nashville, which plan is of record in Book 161, page 162, Register's Office for Davidson County, Tennessee, described according to a survey by Barge, Waggoner and Sumner, Engineers, dated November 11, 1962, as follows:

Beginning at a point in the northerly margin of Crutcher Street at the easterly margin of a 14-foot alley as shown on said plan; Thence North 80 deg. 50' West 602.97 feet along the northerly margin of said Crutcher Street to a point; Thence North 8 deg. 35' East 74.83 feet to a point; Thence continuing northerly 58.21 feet to a point in the center of Benedict Street; Thence North 49 deg. 58' East along the center line of Benedict Street, 338.35 feet to a point; Thence South 40 deg. 02' East 339 feet to a point; Thence South 26 deg. 32' East 51.42 feet; Thence South 32 deg. 27' East 165.44 feet to the point of beginning.

Being the same property conveyed to J. H. & S. Investments by deed from Federal Deposit Insurance Corporation, of record in Book 7084, page 865, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 380,000.00

Subscribed and sworn to before me this the 31st *day of* December 19 86

My commission expires: March 8, 1989 (Affix Seal)

Affiant John B. Dwyer

Notary Public Carolyn P. Curry

unimproved ( )
This is improved (X) property, known as 301 Crutcher Street, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st *day of* Dec 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. H. & S. INVESTMENTS

BY:

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert Lott, of the state and county aforesaid, personally appeared John Horrell, Henry Horrell and Steve Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of J. H. & S. Investments, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 31st day of December, 1986.

My commission expires Jan 22 1989 Notary Public Robert Lott

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration for this transfer or value of property (whichever is greater) is $ _____
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

This instrument was prepared by:	
Name	Address

WARRANTY DEED

7 8 7 4 6

FROM

IDENTIFICATION REFERENCE

Dec 31 4 11 PM '86

TO

FEE $ 2.00 WILSON H. REGISTER
DAVIDSON COUNTY TN

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

360 [illegible] 0- CMT.
1064.00 CSTAX
.50 PRFEE
6.00 MRE[illegible]
CHK 1073.50-
360CA12/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 7 4 6

IDENTIFICATION REFERENCE

Dec 31 4 11 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No29273