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THIS INSTRUMENT PREPARED BY:

Richard A. Jones
Evans, Jones & Reynolds
6th Floor, Metropolitan Federal Bldg.
230 Fourth Avenue North
Nashville, Tennessee 37219-0047

IDENTIF REFERENCE

JAN 7 1 32 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Kermit C. Stengel, Jr.	Same	Map: 92-12
15th Floor, Third Nat'l Bank Bldg.		Parcel: 394
201 4th Avenue North		
Nashville, TN 37219		

FOR AND IN CONSIDERATION of the Sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by Kermit C. Stengel, Jr., and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Kermit C. Stengel Co., a Tennessee Corporation, has bargained and sold and does hereby transfer and convey unto the said Kermit C. Stengel, Jr., his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being the westerly 50 feet of the northerly part of Lot No. 153, and the easterly 50 feet of the northerly part of Lot No. 154 on the Map of Boyd Home Tract, of record in Book 21, page 39, Register's Office for said County, and shown on a copy of a survey thereof made June 5, 1957, by Z.J. Wilkinson, Surveyor, as follows:

Said parts of said Lots adjoin and front together 100 feet on the southerly side of Church Street as widened by entry of record in Book No. 2, page 174, of the Minutes of the City Council of the City of Nashville, and run back between parallel lines, parallel to and 150 feet East of the East margin of 20th Avenue North, 174 feet to an alley.

Being the same property conveyed to Volunteer Investments, Inc. by deed from McCoy Company, a Tennessee Corporation, of record in Book 3871, page 406, Register's Office of Davidson County, Volunteer Investments, Inc. having changed its corporate name to Kermit C. Stengel Co. on May 17, 1982, as evidenced by Articles of Amendment filed with the Tennessee Secretary of State, Document Locator No. 00288 00771, and of record in Book 5889, page 259, Register's Office of Davidson County, Tennessee.

This is improved property known as 1917 Church Street, Nashville, Tennessee.

This conveyance is made pursuant to a plan of reorganization and liquidation involving the transfer of all the assets of the Grantor corporation in this State as provided in T.C.A. Section 67-4-409(e).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Kermit C. Stengel, Jr., his heirs and assigns forever. Kermit C. Stengel Co. covenants that it is lawfully seized and possessed of

said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Kermit C. Stengel Co. further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Kermit C. Stengel, Jr., his heirs and assigns, against the lawful claims of all persons.

IN TESTIMONY WHEREOF, Kermit C. Stengel Co. has caused its name to be signed hereto by its duly authorized officer on this 30th day of December, 1986.

KERMIT C. STENGEL CO.

BY: _____
KERMIT C. STENGEL, JR.
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Richard A. Jones, a Notary Public of the State and County aforesaid, personally appeared Kermit C. Stengel, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Kermit C. Stengel Co., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, this 30th day of December, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 7-18-87.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this the 30th day of December, 1986.

_____
NOTARY PUBLIC

My Commission Expires: 7-18-87.