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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
DJ Enterprises (NAME)	Same (NAME)	118-1-210 W
3100 West End Avenue, Suite 950 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	22W-12465
Nashville, TN 37203 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Fifty-One Thousand and No/100----------
----------($51,000.00)---------- DOLLARS

American Trust Savings Bank, F.S.B.
have bargained and sold, and by these presents do transfer and convey unto the said
DJ Enterprises, a partnership,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 138 and the easterly one-half of Lot No. 137 on the Map of Montrose Place, as of record in Book 57, page 93, Register's Office, Davidson County, Tennessee, as follows:

Said Lot No. 138 and the easterly one-half of Lot No. 137 fronts together 75 feet on the southerly side of Montrose Avenue and extends back 166.5 feet on the westerly line and 168.7 feet on the easterly line to an alley, measuring 75 feet thereon.

Being the same property conveyed to American Trust Savings Bank, F.S.B., by deed from I. D. Lewis, Jr., Trustee, of record in Book 6787, page 665, Register's Office for Davidson County, Tennessee.

82267

IDENTIFICATION REFERENCE

JAN 9 2 36 PM '87

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX property, known as 1005 Montrose Avenue
(House Number) (Street)
Nashville, TN 37204
(P. O. Address) (City or Town) (Zip Code)

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.

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 9th day of January, 19 87.

American Trust Savings Bank, FSB
By Dan Jeter President

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, 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 Dan Lewis and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the President and _____ respectively of American Trust Savings Bank, F.S.B., the within named bargainor, a corporation, and that he as such President and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Dan Lewis as President ~~and attesting the same by the said _____ as _____~~.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of January, 19 87.

_____ Notary Public

Commission expires 11/1/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 51,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles F. Frazier, Atty.

Sworn to and subscribed before me
this 9th day of January, 19 87.

My commission expires 11/1/87 Notary Public _____

This instrument was prepared by:

CHARLES F. FRAZIER, Atty., 300 James Robertson Parkway, Nashville, TN 37201	
Name	Address

WARRANTY DEED

FROM AMERICAN TRUST SAVINGS BANK, F.S.B.

TO DJ ENTERPRISES

Ticor 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
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			[illegible]	[illegible]
			148.01	CSTAX
			.50	PRFE
			6.00	WDTX
				CHECK 140.30-
			75208[illegible]/29/87	BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82267-

IDENTIFICATION REFERENCE

JAN 9 2 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33112