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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
B & W Investments (NAME)	L. L. C. (NAME)	72-07
P. O. Box 121 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box Same 40 (STREET ADDRESS)	223
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP CODE)	AUSTIN, TEXAS 78767 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Nineteen Thousand Two Hundred Eighty-Eight and 99/100 ($19,288.99)---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

we, Community Money Center, Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said B & W Investments, a partnership composed of Jim Woolems and Alex Bonner,

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

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan showing the tract on McGavock Pike, formerly Maxey Avenue, conveyed by Lizzie Hunly to Sarah E. Quinn, not of record, described according to a copy of a survey by John B. Kohl, III dated August 3, 1977, as follows:

BEGINNING at a point in the south margin of McGavock Pike, 813.6 feet on the west of the intersection of said pike with the west margin of Branch Avenue, formerly McKinney Avenue, said point being also the corner of Lots Nos. 2 and 3 on said plan; thence with the line between Lots Nos. 2 and 3 south 3-3/4 deg. west 200 feet; thence north 63 1/2 deg. west 50 feet; thence north 3-3/4 deg. east 200 feet to the south margin of McGavock Pike; thence with said Pike south 83 1/2 deg. east 50 feet to the point of beginning.

BEING the same property conveyed to Community Money Center, Inc. by deed from Robert P. Ziegler, Trustee, as recorded in Book 7363, page 610, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (XXX) property, known as 1304 Maxey Lane, (House Number) (Street)

Nashville, Tennessee 37216

(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. *except as known to the grantees.

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 6th day of October, 19 87.

Community Money Center, Inc.

BY: Robert Ziegler

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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 6th day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sam E. Stansbury, a Notary Public of the State and County aforesaid, personally appeared Robert M. Miller and _____ 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 Manager/Agent and _____ respectively of Community Money Center, the within named bargainor, a corporation, and that He as such Manager/Agent and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Robert M. Miller as Manager/Agent and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in 1100 Kermit Dr. Suite 204 Nash, Tn. this 6th day of October, 1987.

Sam E. Stansbury Notary Public

My Commission expires 8/11/90

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 19,288.99
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me this 9th day of Oct, 1987

My commission expires _____ Notary Public _____
Atty. Reg.

This instrument was prepared by:

Robert P. Ziegler, Esq., 1200 Third National Bank Bldg., Nashville, Tennessee 37219
(615) 256-2642 Name Address

WARRANTY DEED

FROM Community Money Center, Inc.

TO B & W. Investments

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

DAVIDSON COUNTY, TENN.
OCT 9 12 29 PM '87

IDENTIFICATION REFERENCE

73230

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

19280.93- CAMI.
54.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 60.54-
17/3A10/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.32230

IDENTIFICATION REFERENCE

OCT 9 12 29 PM '87

DAVIDSON COUNTY, TN

No. 25250