This instrument prepared by:
O'HARE, SHERRARD & ROE
500 Church Street, Fourth Floor
Nashville, Tennessee 37219

WARRANTY DEED

Send Tax Bills To and Address New Owner(s) as follows:	Name/Address Mortgagee:	Map-Parcel Nos.:
Columbia Avenue Partners 2605 Fessey Park Road Nashville, Tennessee 37204	None	Map 118-1 Parcels 111 and 112

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand Dollars ($110,000) Charles Stephen Foster and David Logue Foster (hereinafter referred to as "Grantor"), have bargained and sold, and do hereby transfer and convey unto Columbia Avenue Partners, a Tennessee general partnership composed of James P. O'Rourke, Jr. and Cydnie Browning O'Rourke (hereinafter referred to as "Grantee"), and to the said Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

[See Exhibit "A" attached hereto.]

Being the same property conveyed to Charles Stephen Foster, David Logue Foster, Olivia F. Dunn and Rebecca Irene Foster of record in Book 6631, page 8, Register's Office for Davidson County, Tennessee. Olivia F. Dunn and Rebecca Irene Foster having since quitclaimed their interest in the property to Charles Stephen Foster and David Logue Foster of record in Book 7378, page 57, said Register's Office.

This is improved property known as 2506 12th Avenue South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's successors and assigns forever. Grantor 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, except to (1) 1987 taxes, a lien due and payable which have been prorated and assumed by Grantee; (2) matters contained in the Plat of resubdivision of lots 59, 58 and westerly 5 feet of Lot 57, Montrose Place, of record in Book 3842,

page 12, Register's Office for Davidson County, Tennessee; and (3) matters contained in the as-built survey of John Houston Wright dated November 4, 1987. Grantor further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's successors and assigns, against the lawful claims of all persons.

Witness our hands this 5 day of November, 1987.

Charles Stephen Foster

David Logue Foster By Charles S Foster Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Stephen Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that he acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 5 day of November, 1987.

Rita McQuerry
Notary Public

My Commission Expires:
3-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Charles S. Foster, attorney-in-fact for David L. Foster, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" for David L. Foster and is authorized by David L. Foster to execute this instrument on behalf of David L. Foster.

Witness my hand, at office, this 5 day of November 1987.

Rita McQuerry
Notary Public

My Commission Expires:
5-13-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $110,000.00 and no other monetary consideration.

Affiant

Subscribed and sworn to before me, the 5 day of November, 1987.

Rita McQuerry
Notary Public

My Commission Expires:
5-13-89

IDENTIFICATION REFERENCE

80259

NOV 5 3 33 PM '87
DAVIDSON COUNTY, TN

Being Lots Nos. 1 and 2 on the Plan of a Resubdivision of Lots 58-59 and the westerly 5 feet of Lot No. 57 of Montrose Place, as of record in Book 3842, Page 12, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the north margin of Gilmore Avenue, being 138.53 feet east of the east margin of Granny White Pike as measured along Gilmore,

Thence N 84° 38' W along the north margin of Gilmore Avenue, 138.53 feet to a point in the east margin of Granny White Pike,

Thence with said pike, N 11°-32' E 160.81 feet to the south margin of a 15 feet wide alley,

Thence, with said alley, S 84°-41' E, 121.00 feet to a concrete monument,

Thence, S 05°-17' W, 160.00 feet to the point of beginning.

Containing 0.48 acres more or less

Included in the above description is a parcel subject to the dedicated right-of-way of record in Plat Book 3842, Page 12, said Registers Office, said parcel being more partiularly described as follows:

Beginning at a concrete monument in the north margin of Gilmore Avenue, said monument being 43.53 feet easterly from the east margin of Granny White Pike,

Thence, N 84°-38' W, 43.53 feet to a point in the east margin of Granny White Pike as presently constructed,

Thence, with said pike, N 11°-32' E, 160.81 feet to a point in the south margin of a 15 feet wide alley,

Thence, with said alley, S 84°-41' E 33.51 feet to a concrete monument,

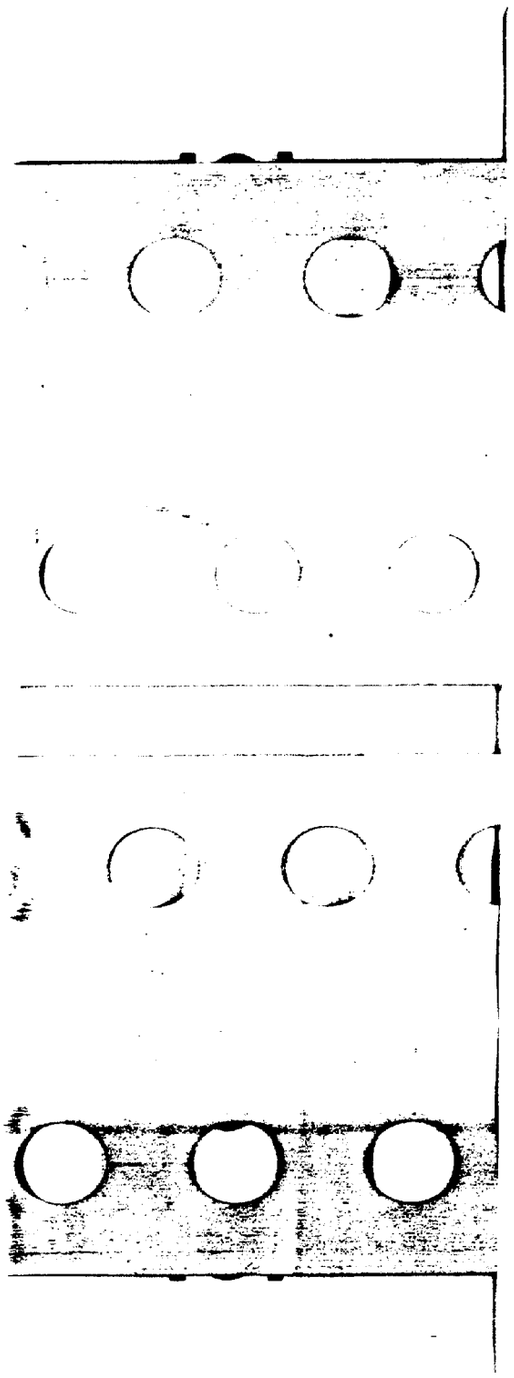
Thence, with a curve in a southwesterly direction, said curve having a central angle of 83°-46', a radius of 20 feet, a chord of 26.73 feet bearing S 53°-25' W, and a curve length of 29.27 feet to a concrete monument,

Thence, S 11°-32' W, 115.04 feet to a concrete monument, the beginning of a curve to the left,

Thence, with said curve having central angle of 96°-10', a radius of 25 feet, a chord of 37.18 feet, bearing S 36°-33' E, and a curve length of 41.94 feet, to the point of beginning,

Containing 2748 square feet or 0.063 acres more or less

The above described property is encumbered by a sanitary sewer easement, 10 feet wide extending from the N.E. corner of parcel described in the conveyance, southerly 87' more or less.



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7397 PAGE 129

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

110000.00- CAMT.
308.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 320.50-
9950A11/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8025.9

IDENTIFI REFERENCE

Nov 5 3 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33218