This Instrument Prepared By
Charles W. Dunn
777 8th Avenue, South
Nashville, TN 37203

BOOK 7436 PAGE 673

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Four Star Properties (NAME)	Four Star Properties (NAME)	Map 92-13
777 8th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	777 8th Avenue, South (STREET ADDRESS)	Parcels 397, 398, 399, 400, 401, 402, 424
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION of the sum of Forty-Four Thousand and No/100 Dollars ($44,000.00) ---------- *Dollars,*

I, Mary Elizabeth Ellis, Conservator of the Estate of Lucille Brown,

have this day bargained and sold, and do hereby transfer and convey unto the said Four Star Properties, a general partnership, ---------- *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

See attached Exhibit "A", which lists seven tracts, and which is incorporated herein by reference.

The sale of this real estate has been approved by the Probate Court of Davidson County, Tennessee, as evidenced by an agreed order dated December 18, 1987, of record in Minute Book 319, page 243. Said agreed order was signed by the Honorable Joe P. Binkley, Sr., Special Judge of the Probate Court of Davidson County, Tennessee.

9:37.51:

IDENTIFI REFERENCE

Dec 29 10 50 AM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me this the 27 *day of* Dec 19 87

My commission expires 5-13-90 *(Affix Seal)*

Affiant Mary E. Ellis

Notary Public Elizabeth Ellis

This is improved (XX) unimproved (XX) property, known as ---------- *(House Number)* ---------- *(Street)* ---------- *P.O. Address* ---------- *(City or Town)* and

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 29th *day of* December, 1987, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Elizabeth Ellis

Mary Elizabeth Ellis, Conservator of the Estate of Lucille Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State*, Mary Elizabeth Ellis, Conservator of the Estate of Lucille Brown,

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 29 *day of* December, *19*87.

Elena Ochlet
_____ *Notary Public*

Commission expires 5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

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

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM
Mary Elizabeth Ellis, Conservator of the Estate of Lucille Brown

TO

Four Star Properties

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A"
to the Warranty Deed from Mary Elizabeth Ellis,
Conservator of the Estate of Lucille Brown,
to Four Star Properties

Tract I:

Being part of Lot No. 95 on the map of Hortense Place as of record in Book 161, Page 167, Register's Office for Davidson County.

Said part of Lot No. 95 fronts 61.5 feet on the southerly side of Nevada, formerly 3rd Avenue, and runs back 54 feet on the easterly line with the westerly margin of an alley, and 54 feet on the westerly line 61.5 feet.

Being the same property conveyed to Lucille Brown by deed from Jesse Lee Mangrum and wife, Vivian Lucille Ingram Mangrum, of record in Book 3677, page 4, R. O. D. C., Tennessee.

Tract II:

Being Lot No. 95 on map of Hortense Place as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 61.5 feet on the southerly side of Nevada (formerly 3rd Avenue) and runs back 173.5 feet on the easterly line with the westerly margin of an alley and 167 feet on the westerly line to a dead line measuring 61.5 feet thereon.

Being the same property conveyed to F. Y. Brown and wife Hattie Brown by deed from Robert Tinsley, an unmarried man, of record in Book 1677, page 365, R. O. D. C., Tennessee.

Tract III, part A:

Being the easterly one-half of Lot 92 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office of Davidson County, Tennessee.

Said easterly one-half of Lot 92 fronts 50 feet on the westerly side of 33rd Avenue North, formerly Barron Street, and runs back between Parallel lines 70 feet to a line.

Being the same property conveyed to Finley Brown and wife Hattie Brown by deed from Robert Tinsley, an unmarried man, of record in Book 1677, page 157, R. O. D. C., Tennessee.

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Tract III, part B:

Being the westerly one-half of Lot No. 92 on map of Hortense Place of record in Book 161, Page 167, Register's Office of Davidson County, Tennessee.

Said westerly one-half of said lot 92 fronts 50 feet on an alley and extends easterly between parallel lines 70 feet to a line.

Being the same property conveyed to F. Y. Brown and wife Hattie Brown by deed from Jesse Lee Mangrum and wife Vivian Lucille Ingram Mangrum, of record in Book 1717, page 99, R. O. D. C., Tennessee.

Tract IV:

Being Lot Number 93 in the Hortense Plan, a plan of which is of record in Plan Book 161, at Page 167, of the Register's Office for Davidson County, Tennessee.

Said Lot Number 93 fronts 50 feet on the west side of Thirty-Third Ave. N., formerly Baron Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to F. Y. Brown and wife Hattie Brown by deed from Mrs. Sophronia Mercer, a widow, of record in Book 911, page 593, R. O. D. C., Tennessee.

Tract V:

Being Lot No. 94 situated in the Hortense Place, as of record in Book No. 358, Page 571, Register's office for Davidson County, Tennessee.

Said Lot no. 94 fronts 78-1/2 feet on the westerly side of Thirty-Third Ave., N. (formerly Baron Street) and extends back 140 feet to an alley.

Being the same property conveyed to Mrs. F. Y. Brown by deed from Thomas A. Killman and wife, Mary Frances Killman, of record in Book 1126, page 177, R. O. D. C., Tennessee.

Tract VI:

Being Lot No. 55 in Hortense Place, a plan of which is of record in book 876, page 366, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts eighty and five-tenths (80.5) feet on the east side of Thirty-Third Ave., N. (formerly Baron Street) and runs back eastwardly one hundred and forty (140) feet to a 12 foot alley.

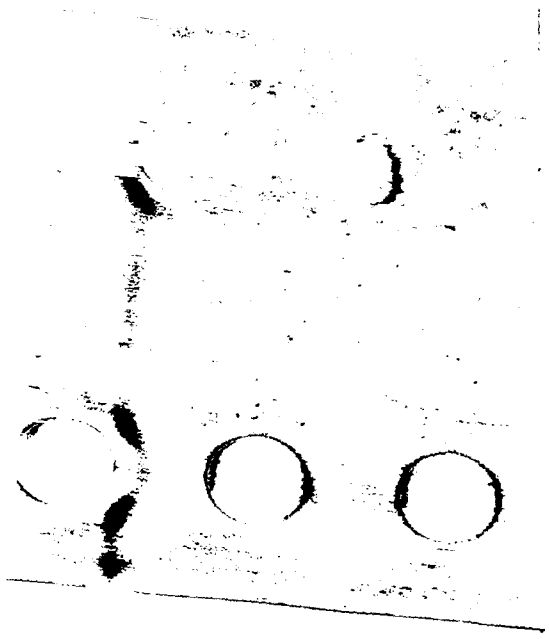
Being the same property conveyed to F. Y. Brown and wife Hattie Brown by deed from E. B. Cotton and wife Julia Reese Cotton, of record in Book 1198, page 29, R. O. D. C., Tennessee.

Tract VII:

Land in the 5th Ward of the City of Nashville, Davidson County, Tennessee, being the northerly part of Lots Nos. 161 and 162 on the Plan of Hortense Place, as of record in Book 161, page 167, Register's Office for said County.

Said part of Lots Nos. 161 and 162 front together 107.7 feet on the southerly side of Dakota, formerly 4th Avenue, and run back 100 feet on the easterly line and 102.7 feet on the westerly line, with the easterly margin of 37th Avenue North, formerly Pilcher Avenue, to the northerly line of the property conveyed to Joe Fensterwald by deed from Mrs. Ophelia E. King and husband, of record in Book 496, page 23, said Register's Office, measuring 93 feet, more or less, thereon.

Being the same property conveyed to Hattie Poteate Brown by deed from F. C. Hargis and wife, Alice S. Hargis, of record in Book 1878, page 369, R. O. D. C., Tennessee.



OFFICIAL RECEIPT

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

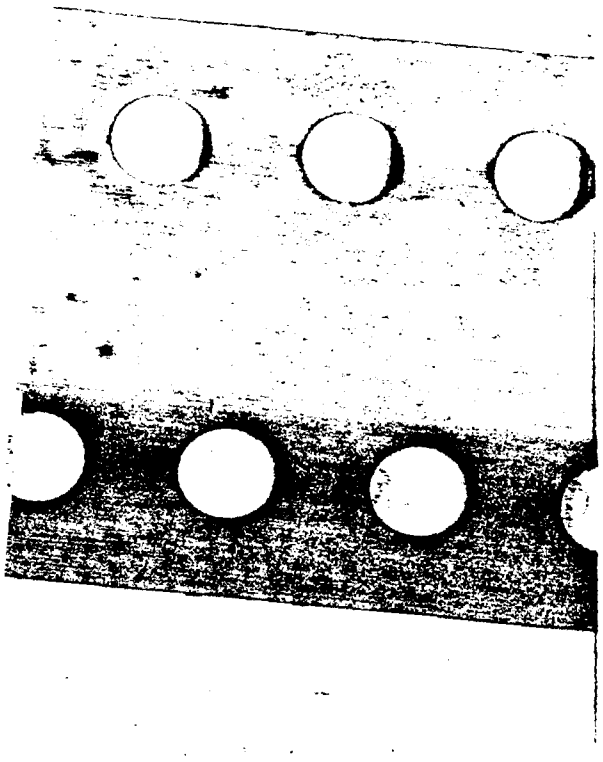
RECEIVED OF _____

FOR _____

BOOK 7436 PAGE 678

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 44000.00
~~CONV TX 123.20~~
PRFEE 0.50
WDEED 15.00
TOTAL 138.70
CHECK 138.70

12/29/87 01 10:59 0001 37

9 3 7 5 1

IDENTIFICATION REFERENCE

DEC 29 10 58 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48842