Box 37
LN

BOOK 7536 PAGE 484

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
A & A Properties, Inc. 1135 Gallatin Road Nashville, Tennessee 37206	Map 142 Parcel 284 9D79931	SAME

This instrument prepared by: Boult, Cummings, Conners & Berry (___)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ROBERT E. ROBESON, TRUSTEE (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to A & A PROPERTIES, INC., a Tennessee corporation, (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Conditions of the Owner's Certificate, easements, setback lines and other matters shown on the plan of record of the Resubdivision of Lot 2, American Subdivision, Book 6050, page 306, as corrected by instrument of record in Book 7534, page 426, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me this 5th day of May, 1988.

Notary Public
My Commission Expires: 5/18/92

4. Conditions, restrictions, terms, provisions, requirements, agreements and stipulations contained in Deed of record in Book 7154, page 204, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 5th day of May, 1988.

Robert E Robeson, Trustee

Robert E. Robeson, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Robert E. Robeson, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of May, 1988.

Loretta B. Lane

Notary Public

My Commission Expires: 5/[illegible]/[illegible]

NOTARY PUBLIC

IDENTIFICATION REFERENCE

27827

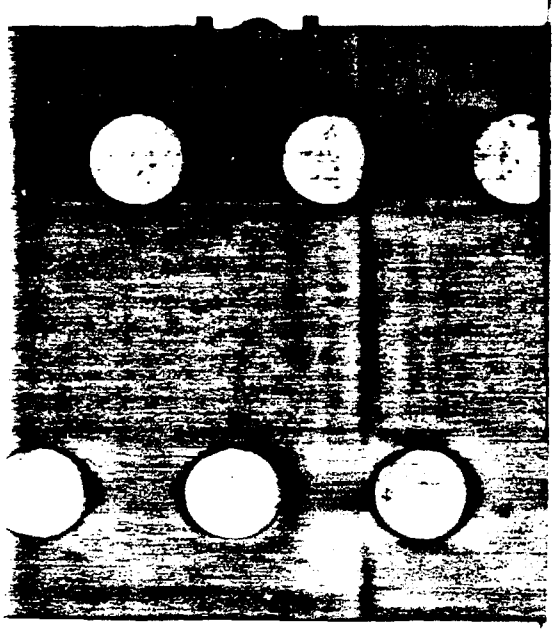
MAY 5 2 29 PM '88

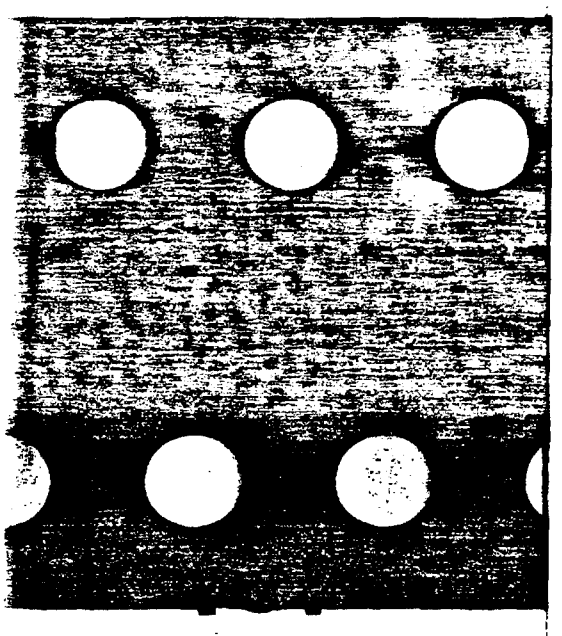
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Re-Subdivision of Lot 2, Section Two, American Subdivision of record in Book 6050, page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a part of the same property conveyed to Robert E. Robeson, Trustee, by deed from Third National Bank in Nashville, of record in Book 6630, page 320,as corrected by instrument of record in Book 7534, page 426, said Register's Office, and by deed from Amoco Oil Company, of record in Book 6655, page 240, said Register's Office.





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

PAYT

245000.00
CON TX 686.00
PRFEE 0.50
WDEED 9.00
TOTAL 695.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 695.50
05/05/88 01 14:31 0001 3944

27827

IDENTIFICATION REFERENCE

MAY 5 2 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88206