This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

WARRANTY DEED

BOOK 7555 PAGE 828

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Thomas R. Claunch and Michael J. Pentecost	SAME	82-12-341
No. 3 McFerrin Avenue		18W 11920
Nashville, Tennessee 37206		

1942 05 27 0101 03CHECK 65.70

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, T. Edward Harrison and wife, Shirley Jo Anne Harrison ("Grantors"), have bargained and sold and do hereby transfer and convey unto Thomas R. Claunch, a 25-1/2% undivided interest, and Michael J. Pentecost, a 25-1/2% undivided interest ("Grantees"), their heirs and assigns, in a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

Being parts of Lots Nos. 11, 12 and 13 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, page 70, Register's Office for said County, described according to a survey by Barge, Waggoner & Sumner, Engineers, dated April 10, 1967, as follows:

Beginning at a point at the southeast intersection of McFerrin Street and City Alley No. 258, the northwest corner of Lot No. 13 on said plan; thence with the south margin of said alley, North 65° 05' East 185.47 feet to a point; thence South 24° 00' East 170.03 feet to a point in the northerly margin of Woodland Street, the common corner of Lots 11 and 12 on said plan; thence with the line between said lots North 34° 02' West 97.0 feet to a point; thence South 62° 23' West 41.98 feet to a point; thence South 29° 26' East 15.33 feet to a point; thence South 62° 41' West 97.87 feet to a point in the easterly margin of McFerrin Street; thence with said margin of said McFerrin Street, North 41° 43' West 99.85 feet to the point of beginning.

Being the same property conveyed to T. Edward Harrison, a 51% undivided interest, Thomas R. Claunch, a 35% undivided interest, and Michael J. Pentecost, a 14% undivided interest, by Installment Deed from Rufus M. Webb and Dee A. Webb of record in Book 6571, page 319, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

By this deed, the Grantors have conveyed their 51% undivided interest in the Property in equal parts to Thomas R. Claunch and Michael J. Pentecost. When combined with their present ownership in the Property, after this conveyance, Thomas R. Claunch shall hold a 60-1/2% undivided interest in the Property and Michael J. Pentecost shall hold a 39-1/2% undivided interest in the Property.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for (i) 1988 real estate taxes which have been prorated and Grantees agree to assume; (ii) a vendor's lien retained in an Installment Deed dated May 31, 1985 (the "First Mortgage") for the benefit of Rufus M. Webb and Dee A. Webb securing a purchase money note in the amount of $135,000 and of record in Book 6541, page 319, Register's Office for Davidson County, Tennessee; and (iii) a second mortgage Deed of Trust dated May 31, 1985 (the "Second Mortgage") for the benefit of Sovran Bank/Central South securing a note in the amount of $20,000 and of record in Book 6571, page 324, said Register's Office.

Grantees agree to assume and to pay the obligations secured by the First Mortgage and the Second Mortgage and to be bound by all of the conditions and covenants thereof, and agree to hold Grantors harmless from further liability, payments, late charges, penalties, interest, attorney's fees, court costs or collection expenses under or on account of the notes as are secured by the First Mortgage and the Second Mortgage.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 27 day of May, 1988.

T. EDWARD HARRISON

SHIRLEY JO ANNE HARRISON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 19,000.00.

Thomas R Claunch
AFFIANT

Subscribed and sworn to before me, this 27 day of May, 1988.

Glenda L. Napier
NOTARY PUBLIC

My commission expires:
Sept 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Glenda L. Napier, a Notary Public in and for said County and State, T. Edward Harrison, 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 27 day of May, 1988.

Glenda L. Napier
NOTARY PUBLIC

My commission expires:
Sept 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Glenda L. Napier, a Notary Public in and for said County and State, Shirley Jo Anne Harrison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27 day of May, 1988.

Glenda L Napier
NOTARY PUBLIC

My commission expires:
Sept 9, 1989

The Grantees have caused this instrument to be executed in order to evidence their agreement to assume certain obligations and hold Grantors harmless as described above.

Thomas R. Claunch
THOMAS R. CLAUNCH

Michael J. Pentecost
MICHAEL J. PENTECOST

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Glenda L. Napier, a Notary Public in and for said County and State, Thomas R. Claunch, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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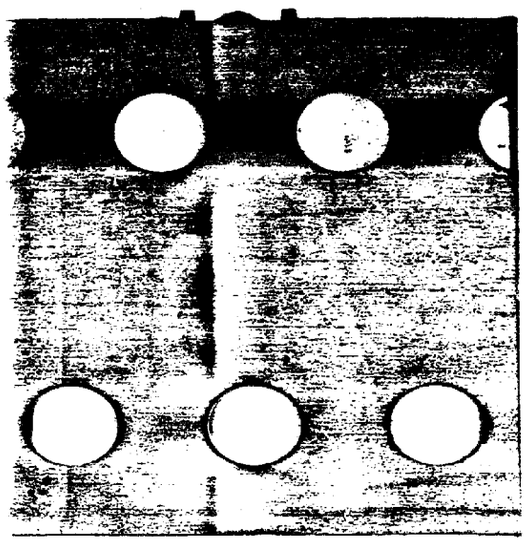
My commission expires:
Sept 9, 1989

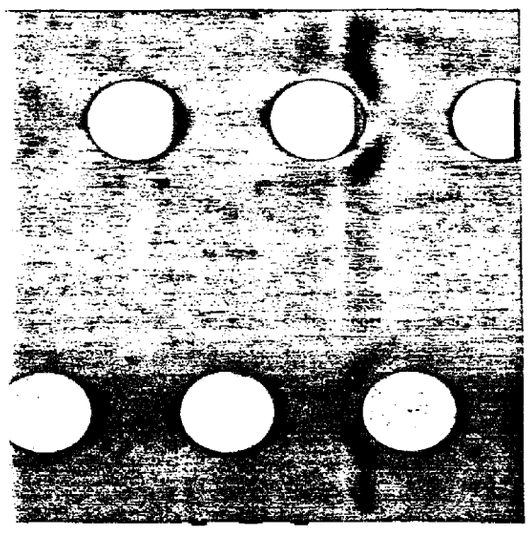
3461.5.

IDENTIFICATION REFERENCE

MAY 27 12 22 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7555 PAGE 832

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

CAMT	19000.00
CON TX	53.20
PRFEE	0.50
WDEED	12.00
TOTAL	65.70
CHECK	65.70

05/27/88 01 12:22 0001 1942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 6 1 5

IDENTIFICATION REFERENCE

MAY 27 12 22 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 96082