ADDRESS NEW OWNER:
The Warner Place Group
201-B 32nd Ave. South
Nashville, TN 37212

SEND TAX BILLS TO:
Same

MAP / PARCEL NOS:
Map 104-9
Parcel 115

BOOK 7574 PAGE 840

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor,

JOHNIE S. HOSFIELD, unmarried

has bargained and sold and by these presents does transfer and convey unto the Grantee,

THE WARNER PLACE GROUP,

a joint venture composed of George Edward Hetzel, Jr. and William Ridley Wills, III, its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 90 feet of Lot No. 24 of Block 7, Division "A", on the Plan of Richland Realty Company property.

Said Plan is of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, showing said property divided into blocks, but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into lots, said part of Lot No. 24 fronts 90 feet on the southerly side of Richland Avenue and runs back between parallel lines, parallel with and 310 feet east of the easterly margin of Christopher Street, 200 feet to a dead line.

Being the same property conveyed to Johnie S. Hosfield by deed from LaValla K. Mitchell, of record in Book 6875, page 475, said Register's Office.

This is improved property known as 3717 Richland Avenue, Nashville, Tennessee.

Said property is conveyed subject to restrictive covenants, easements, and setback lines of record, and to the lien of 1988 ad valorem taxes, which have been prorated and are assumed herein by Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of June, 1988.

Johnie S. Hosfield
Johnie S. Hosfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Edmund W. Hecker, a Notary Public in and for the aforesaid State and County, the within named Johnie S. Hosfield, 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 15th day of June, 1988.

My commission expires Jan. 10, 1989

Edmund W. Hecker
Notary Public

EDMUND W. HECKER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the property value or actual consideration for this transfer is $165,000.00.

Affiant

Sworn to and subscribed before me
this 15th day of June, 1988.

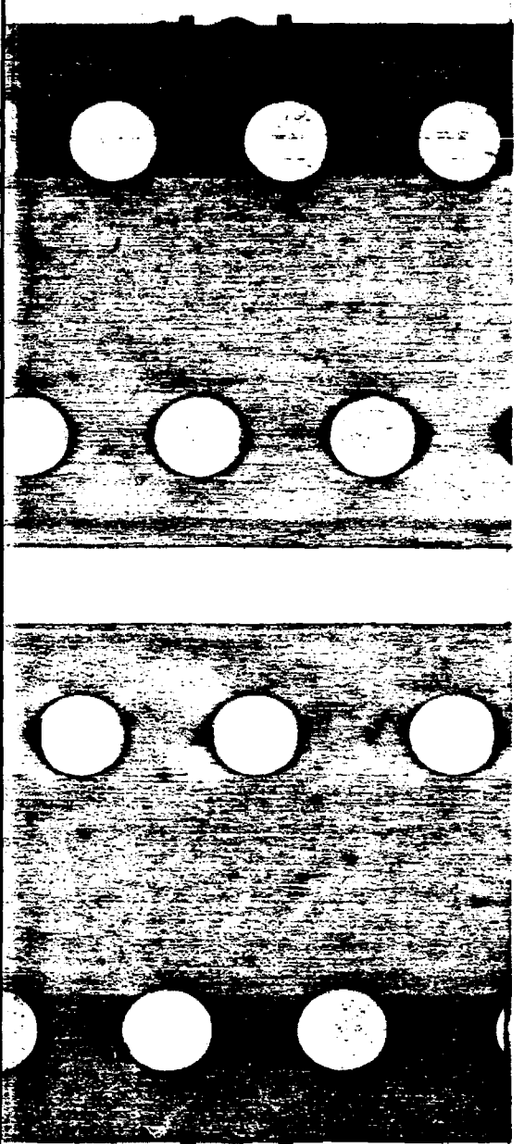
Notary Public

My commission expires Jan. 15, 1989

THIS INSTRUMENT PREPARED BY:
Edmund W. Archer, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

6308 06/16 0101 03CHECK 468.50

4 0 8 2 9
IDENTIFICATION REFERENCE
JUN 16 9 55 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
RUSH



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7574 PAGE 842

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
				165000.00
				CON TX 462.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 468.50
				CHECK 468.50
			06/16/88	01 09:57 0001 6308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40829

IDENTIFT. REFERENCE

JUN 16 9 55 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103131