Box 38 MJP

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN 37027

BOOK 7581 PAGE 809

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Paul T. Housch, Trustee	New Owner	Map: 93-6-2
211 THIRD AVENUE NORTH		Group:
P.O Box 2643		Parcel(s): 78
NASHVILLE TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GLENN G. DUKES, unmarried (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to PAUL T. HOUSCH, TRUSTEE, with full power to bargain, sell, convey, purchase, transfer, assign, lease, mortgage and encumber (the "Grantee"), its successors, heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 132 Second Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors, heirs and assigns, forever.

AND Grantor convenants 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 as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 1988.

GLENN G. DUKES

9330 06/23 0101 03CHECK 1202.50

43376

IDENTIFICATION REFERENCE

JUN 23 2 56 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glenn G. Dukes, 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 23rd day of June, 1988.

Jean Patterson
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 1988.

Jean Patterson
Notary Public

My Commission Expires: 11-12-89

Land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 14 on the Plan of the Original Town of Nashville, not of record, and being also partly shown as Lots Nos. 47 & 49 on the Plan of the Gordon Block, of record in Book 21, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Market Street; said point being the northwest corner of Lot No. 47 on Wm. H. Gordon's Plan, as of record in Book 21, page 53, Register's Office for Davidson County, Tennessee; thence eastwardly along the northerly line of said Lot No. 47 and continuing along the said line, extended, a total distance of 213 feet, more or less, to a point in the westerly margin of First Avenue North, formerly Front Street; thence with the westerly margin of said Avenue, southwardly 24 feet 1 inch to a point in the center of the partition wall between the building located on the hereindescribed property and the property located south of this property; thence westwardly with the center of said partition wall, a total distance of 213 feet, more or less, to a point in the easterly margin of Second Avenue North, formerly Market Street; thence along the easterly margin of Second Avenue North, formerly Market Street, 24 feet 1 inch to the point of beginning.

Being part of the same property conveyed to A. Harrison Johnson, Jr., Trustee, with full power by deed from Berry Wholesale Drug Company, a Tennessee corporation of record in Book 6208, page 813, Register's Office for Davidson County, Tennessee. The said A. Harrison Johnson, Trustee, having transferred the property to Glenn G. Dukes by quitclaim deed being recorded simultaneously herewith.

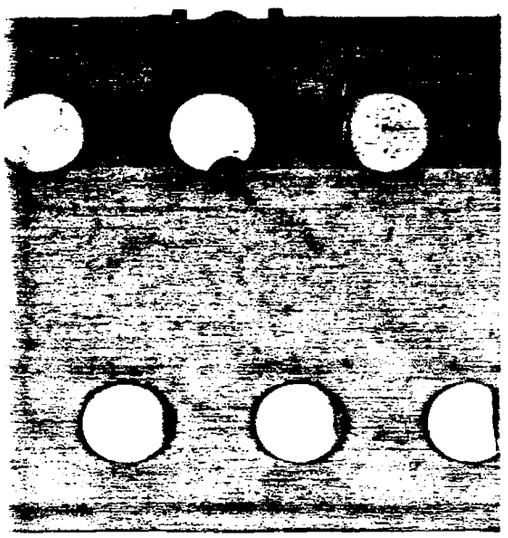
EXHIBIT "A"

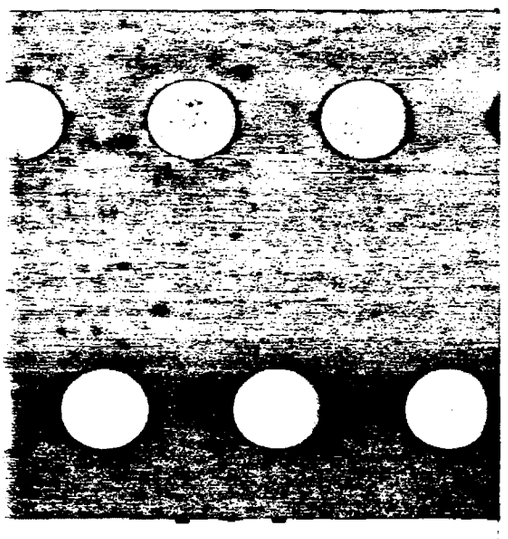
1. State and County taxes for 1988, which have been prorated and assumed by the Grantee.

2. All matters appearing on the Plan of record in Book 21, page 53, Register's Office for Davidson County, Tennessee.

3. Rights of others, if any, in and to any party walls.

EXHIBIT "B"





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7581 PAGE 813

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
				425000.00
				CON TX 1190.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 1202.50
				CHECK 1202.50
06/23/88	01			14:59 0001 9330

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43376

IDENTIFICATION REFERENCE

JUN 23 2 56 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106116