BOOK 7618 PAGE 852

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Thomas E. Bianconi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1988.

Notary Public

MY COMMISSION EXPIRES: 3-10-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Bianconi (NAME)	S A M E (NAME)	93-16
131 Meredith Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	397 & 398
Nashville TN 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Tennessee Enterprises, Inc. and Ralph Cohen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Bianconi

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING 17 feet of the southern part of Lot No. 14 in Block "G" of the Hermitage Addition, of record in Book No. 57, page 43, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 14 fronts 17 feet on the westerly side of Duncan Street and runs back 150 feet to an alley.

Being the northerly 33 feet of Lot No. 14 of Block "G" on the Plan of Hermitage Addition to Nashville, as of record in Book No. 57, page 43, Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot No. 14 fronts 33 feet on the Westerly side of Duncan Street, and runs back between parallel lines with the Southerly margin of an alley, 150 feet to an alley in the rear, and shows 33 feet on said alley.

Being the same property conveyed to Ralph Cohen by deed from Morris Levine, an unmarried man of record in Book 6021, page 411, Register's Office for Davidson County, Tennessee. (As to parcel 398)

Being the same property conveyed to Tennessee Enterprises, Inc. by deed from Will McKelvy and Leroy McKelvy, being specifically joined herein by Myrtle Patton McKelvy, wife of Will McKelvy and Willie Luvenia Davis McKelvy, wife of Leroy McKelvy of record in Book 2699, page 397, Register's Office for Davidson County, Tennessee. (As to parcel 397)

This is unimproved (XX) improved ( ) property, known as Duncan Street, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 15th day of July, 1988

Tennessee Enterprises, Inc.

BY: Ralph Cohen, president

Ralph Cohen

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Cohen

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July 1988

Commission expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Cohen and President (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the Tennessee Enterprises, Inc. the within named bargainor, a corporation, and that (he (they)) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert Cohen as such President, and attesting the same by the said as such

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of July, 19 88

My commission expires 3-11-91

Notary Public

WARRANTY DEED

FROM
Tennessee Enterprises, Inc.
And
Robert Cohen

TO
Thomas E. Bianconi

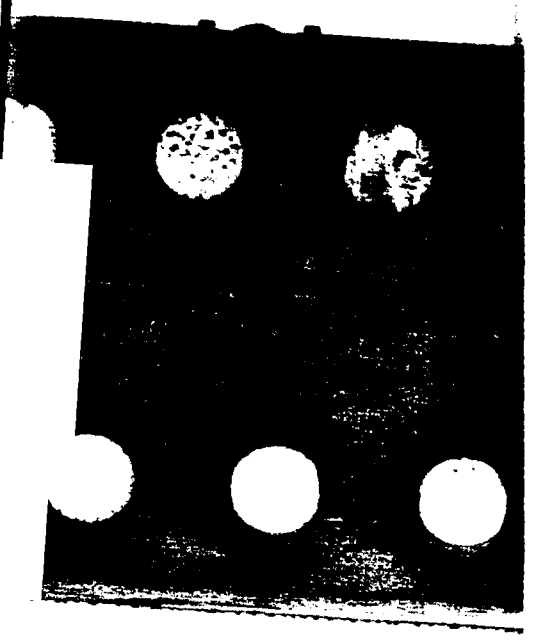
IDENTIFICATION REFERENCE

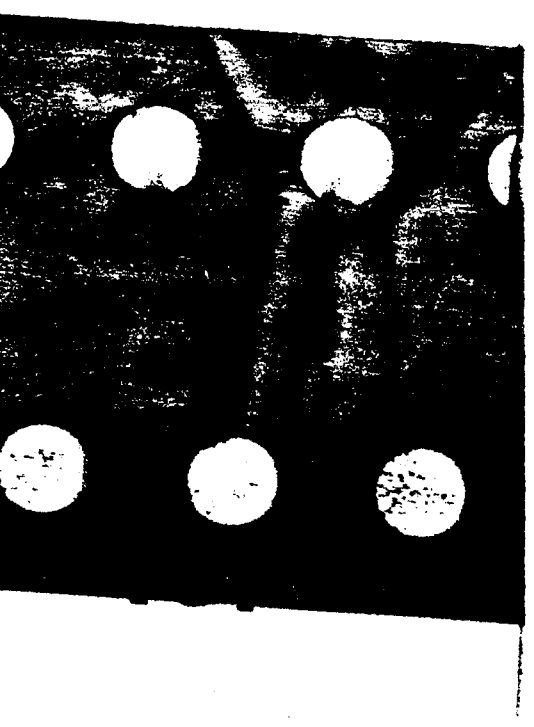
55882

AUG 4 11 02 AM '88

KEITH Z WILSON II REGISTER
DAVIDSON COUNTY, TN

3791 08/04 0101 03CHECK 29.60





OFFICIAL RECEIPT

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

RECEIVED OF _____

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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

CAMT	7000.00
CON TX	23.10
PRFEE	0.50
MDEED	6.00
TOTAL	29.60
CHECK	29.60

08/04/88 01 11:06 0001 3791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFIT REFERENCE

AUG 4 11 02 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120385