Box 41
RNB

BOOK 7662 PAGE 343

THIS INSTRUMENT PREPARED BY:

Laurence M. Papel
MANIER, HEROD, HOLLABAUGH & SMITH,
a Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel No:
C & C PARTNERSHIP 2154 ~~2152~~ Utopia Avenue Nashville, TN 37209	Same	Map: 118-04-0 Parcel: 59, 60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.

Robert B. Sneed Jr.

Subscribed and sworn to before me, this 26 day of September, 1988.

Notary Public

My Commission Expires: Aug. 2, 1992

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand No/100 ($390,000) Dollars, Charter Ventures, a Tennessee general partnership composed of William B. Young, James R. Overby and Robert B. Sneed, Jr., Grantor herein, has bargained and sold and by these presents does transfer and convey unto C & C Partnership, a Tennessee general partnership composed of Keith Clodfelter and James O. Cannon, Grantee herein, its successors, and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows; to-wit:

See Exhibit "A" attached hereto and incorported by reference.

This is improved property known as 2154 ~~2152~~ Utopia Avenue, Nashville, Tennessee.

To have and to hold said tract of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever. Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever 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 my hand this 26th day of September, 1988.

CHARTER VENTURES,
a Tennessee General Partnership

By: William B. Young, Partner
William B. Young, Partner

By: James R. Overby, Partner
James R. Overby, Partner

By: Robert B Sneed, Jr
Robert B. Sneed, Jr., Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the State and County aforesaid, William B. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a partner of Charter Ventures, the within named bargainor, a Tennessee general partnership, and he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand at office in Nashville, Tennessee, this 26th day of September, 1988.

Lottie Vaughn Sitler
Notary Public

My Commission Expires:

Aug. 2, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the State and County aforesaid, James R. Overby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a partner of Charter Ventures, the within named bargainor, a Tennessee general partnership, and he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand at office in Nashville, Tennessee, this 26th day of September, 1988.

Lottie Vaughn Sitler
Notary Public

My Commission Expires:

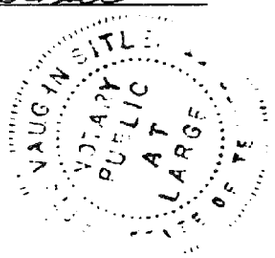
Aug. 2, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the State and County aforesaid, Robert B. Sneed, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a partner of Charter Ventures, the within named bargainor, a Tennessee general partnership, and he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand at office in Nashville, Tennessee, this 26th day of September, 1988.

Dette Vaughn Sitler
Notary Public



My Commission Expires:

Aug. 2, 1992

EXHIBIT "A"

Land located in Davidson County, Tennessee, and more particularly described as follow, to-wit:

BEING all of Lots 1 and 2 in the development known as Trinity Press, the plat of which is of record in Plat Book 6250, page 853, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description of said lots.

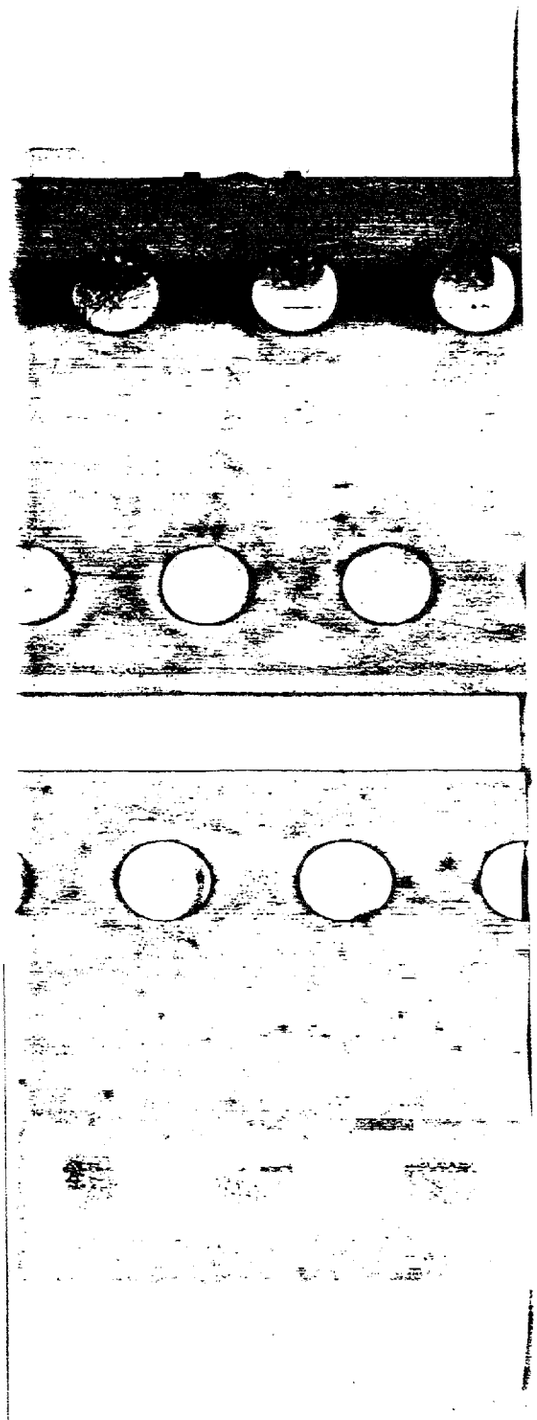
BEING the same property conveyed to Charter Ventures by quitclaim deed from Charter Development Company, of record in Book 7457, page 341, Register's Office of Davidson County, Tennessee.

7 1 1 1 1 2

SEP 27 11 18 AM '88

1170 09/27 0101 03CHECK 1299.50

Box 91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7662 PAGE 347

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	CAMT
	390000.00
CON TX	1287.00
PRFEE	0.50
MDEED	12.00
TOTAL	1299.50
CHECK	1299.50

09/27/98 01 11:18 0001 1170

7-1111

IDENTIFICATION REFERENCE

SEP 27 11 18 AM '98

FELIX Z. WILSON, REGISTER

No. 138133