Box 41

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WARRANTY DEED

FROM:	Hayes Property Associates, Hayes Street Property Associates, William B. Harwell, Jr., Grantors	This instrument was prepared by: Robert N. Buchanan III Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	James R. Hamilton and Robert N. Buchanan, Jr. Grantees	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
1905 Hayes Street Nashville, TN 37203	Same	92-16-94 92-16-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety Thousand Dollars ($90,000).

W. W. Harwell
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of November, 1988.

Katherine M. Cook
Notary Public

My Commission Expires: 9-9-89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hayes Street Property Associates, a general partnership composed of Robert N. Buchanan, Jr., James R. Hamilton and William B. Harwell, Jr. (being the same entity as Hayes Property Associates) and William B. Harwell, Jr., individually, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Robert N. Buchanan, Jr. and James R. Hamilton as tenants in common with each owning a 50% undivided interest thereto, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being part of the north part of Lot No. 151 on the map of Boyd Home Tract, of record in Book 21, page 39, Register's Office for Davidson County, and beginning at a point in the southerly

margin of Hayes Street 50 feet east of a common corner of Lots 150 and 151; thence southerly parallel with the line between said lots 180 feet, more or less to the north margin of an alley; thence with the margin of said alley easterly 50 feet to a point; thence northerly 180 feet, more or less, to the southerly margin of Hayes Street; thence with the margin of the same westerly 50 feet to the point of beginning.

Being the same property conveyed to Hayes Street Property Associates by deed from Robert N. Buchanan, Jr., William B. Harwell, Jr. and James R. Hamilton of record in Book 6024, page 825, Register's Office for said county.

and

Land in Davidson County, Tennessee, being the westerly 50 feet of the north 139 feet of the east 100 feet of Lot No. 151 on the Map of John Boyd Home Place, as of record in Book 21, page 39, Register's Office for said County, and fronting 50 feet on the south side of Hayes Street and running back between parallel lines parallel to and 50 feet west of the west margin of 19th Avenue, North, 139 feet to a dead.

Being the same property conveyed to Hayes Property Associates (which correct name is Hayes Street Property Associates) by deed from William R. Searcy and wife, Alice R. Searcy of record in Book 6641, page 125, said Register's Office.

This is improved property, known as 1903 and 1905 Hayes Street, Nashville, Tennessee 37205. It is the purpose of this conveyance for William B. Harwell, Jr. to convey all of his interest in the above-described property whether owned by William B. Harwell, Jr. individually or as a partner in Hayes Street Property Associates (or Hayes Property Associates).

This conveyance is expressly made subject to the following:

1. All recorded easements and restrictions.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple;

have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 7th day of November, 1988.

HAYES STREET PROPERTY ASSOCIATES,
being the same as
Hayes Property Associates

By: Robert N. Buchanan Jr.
Robert N. Buchanan, Jr., partner

By: James R. Hamilton
James R. Hamilton, partner

By: W. B. Harwell
William B. Harwell, Jr., partner

W. B. Harwell
William B. Harwell, Jr., individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Katherine M. Cook, a Notary Public of said County and State, personally appeared ROBERT N. BUCHANAN, JR., JAMES R. HAMILTON and WILLIAM B. HARWELL, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be partners of HAYES STREET PROPERTY ASSOCIATES, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, at Office in Nashville, this 7th day of November, 1988.

Katherine M. Cook
Notary Public

My Commission Expires: 9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Katherine M. Cook, a Notary Public of said County and State, WILLIAM B. HARWELL, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7th day of November, 1988.

Katherine M. Cook
Notary Public

My Commission Expires: 9-9-89

KATHERINE M. COOK NOTARY PUBLIC

85300

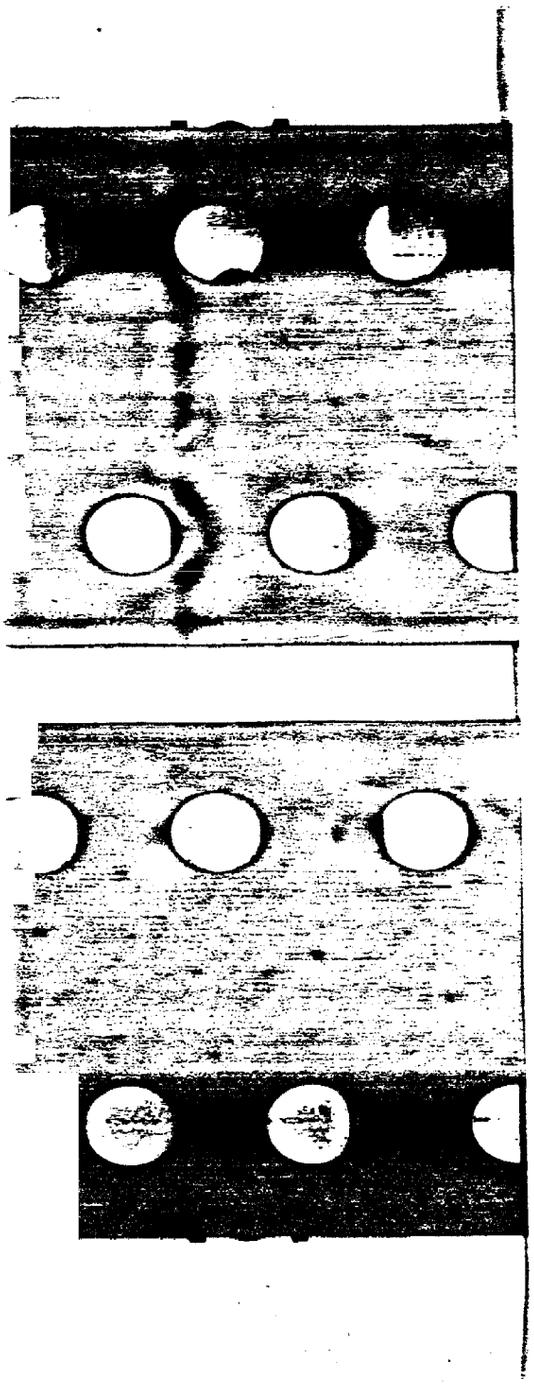
IDENTIFICATION REFERENCE

Nov 14 4 21 PM '88

WILLIAM B. HARWELL REGISTER
DAVIDSON COUNTY, TN

7460 11/14 0101 03CHECK 309.50

5219R/10-26-88



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	90000.00
CON TX	297.00
PRFEE	0.50
WDEED	12.00
TOTAL	309.50
CHECK	309.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/88 01 16:21 0001 7460

8.53000

IDENTIFICATION REFERENCE

Nov 14 4 21 PM '88

FELIX Z. WILSON TT REGISTER
DAVIDSON COUNTY, TN

No. 154018