THIS INSTRUMENT PREPARED BY: VICKY V. KLEIN, ATTORNEY
405 TWO MILE PIKE GOODLETTSVILLE, TN 37072

Bk 53

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
XAVIER PROPERTIES (NAME:)	SAME (NAME:)	MAP 82-02
P.O. Box 4722 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 88
NASH. TN 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ...TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 7736 PAGE 854

96805

FILED Dec 28 9 30 AM '88
REGISTER OF DEEDS DAVIDSON COUNTY TENNESSEE

1418 12/28 0101 03CHECK 179.45

DENNIS J. HORN, hereinafter referred to as Grantor,
.....has.....XXXX *have bargained and sold, and by these presents do transfer and convey unto the said* ..XAVIER PROPERTIES, hereinafter referred to as Grantee,.....
.....its..... *heirs and assigns, a certain tract or parcel of land in*...DAVIDSON.....*County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being parts of Lots Nos. 17 and 18 on the Map of the Subdivision of the lands of Mary B. Brown's heirs, as of record in Book 314, page 540, Register's Office for said County, and described as follows: BEGINNING at a point in the easterly margin of White's Creek Pike, 70.3 feet south of the southerly margin of a 40-foot unnamed street, being the southwest corner of the property conveyed to Preston F. Totty and wife, by deed of record in Book 1323, page 204, said Register's Office; thence with Totty's southerly line, easterly 86.3 feet to a point in the westerly margin of a 40 foot unnamed street; thence with the margin of the same, southeasterly 47.5 feet to a corner at a turn in said street; thence continuing with the margin of said street south southwesterly 29 feet to a point at the northeasterly corner of the property conveyed to Ruth Monneyhan by deed of record in Book 1136, page 180, said Register's Office, thence with Monneyhan's northerly line, westerly 102.5 feet to the easterly margin of White's Creek Pike; thence with the margin of the same northerly 41 feet to the beginning.

Grantor does further hereby convey unto Grantee, his heirs and assigns, any right, title, or interest which I may have in and to the following described parcel of land in Davidson County, Tennessee:
To find the point of beginning, begin at a point in the easterly margin of Whites Creek Pike, 70.3 feet south of the southerly margin of a 40-foot unnamed

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 154,468.38
Affiant
Subscribed and sworn to before me, this the 23rd day of December 19 88
My commission expires: 3/8/89
(Affix Seal)
Notary Public

street being the southwest corner of the property conveyed to Preston F. Totty and wife, by deed of record in Book 1323, page 204, said Register's Office; thence with Totty's southerly line, easterly 86.3 feet to a point in the westerly margin of a 40 foot unnamed street, the POINT OF BEGINNING, thence with the margin of the same southeasterly 47.5 feet to a point; thence leaving the margin of the same in a northeasterly direction 20 feet to a point; thence northwesterly 47.5 feet to point; thence southwesterly 20 feet to the POINT OF BEGINNING. Being the easterly 47.5 feet and the southerly 20 feet of the abandoned 40 foot unnamed street.

Being the same property conveyed to Dennis J. Horn by deed of record in Book 7650, page 927, Register's Office for Davidson County, Tennessee.

Grantee herein agrees to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 7385, page 222, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is unimproved ( ) improved (X) property, known as 1019 Whites Creek Pike (House Number) (Street) Nashville, TN (P. O. Address:) 37207 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its *heirs and assigns, forever.*

And I *do covenant with the said* Grantee *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I *do further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 23rd *day of* December, *19* 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DENNIS J. HORN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* DENNIS J. HORN

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 Goodlettsville, *Tennessee, this* 23rd *day of* December, *19* 88.

Carolyn Dee, *Notary Public.*

Commission Expires 3/8/89.

STATE OF
COUNTY OF

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

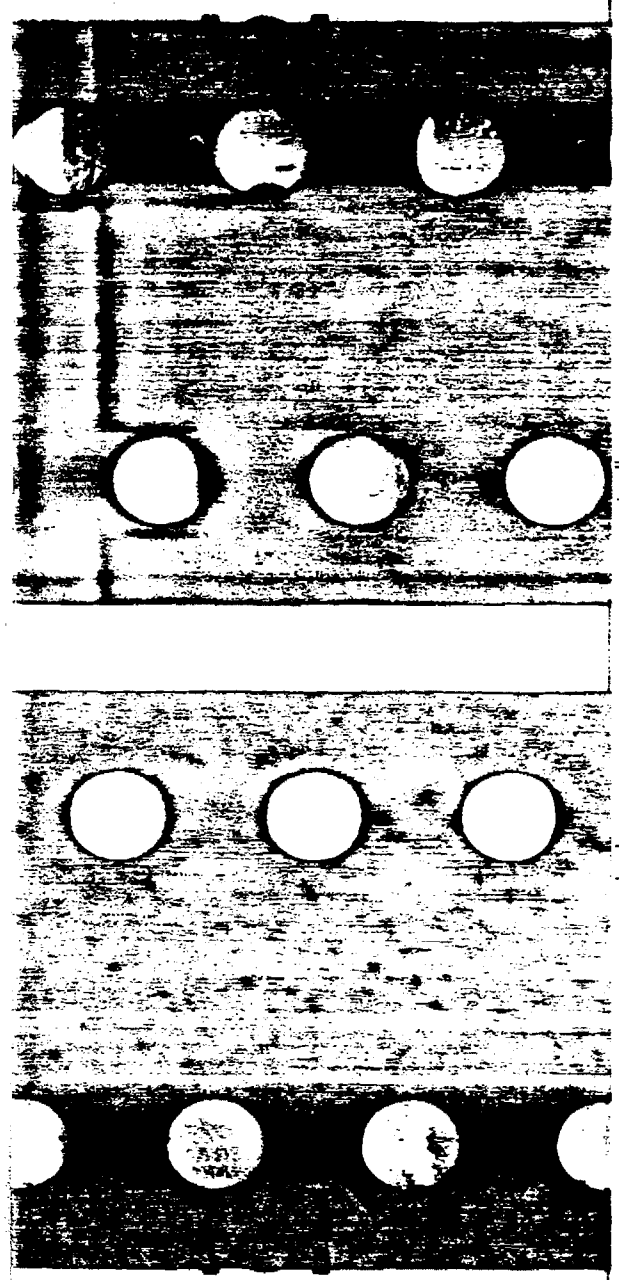
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....



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

RECEIVED OF _____

FOR _____

BOOK 7736 PAGE 857

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51468.38
CON TX 169.95
PRFEE 0.50
WDEED 9.00
TOTAL 179.45
CHECK 179.45
12/28/88 01 09:31 0001 1418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96805

IDENTIFICATION

DEC 28 9 30 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 167545