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Prepared by:

George P. Linebaugh, Jr., Atty.
213 Third Ave. North
Nashville, TN 37201

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 1988.

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

George P. Linebaugh, Jr., Atty., 213 Third Ave. North, Nash., TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & M Joint Venture, a Tennessee joint venture composed of Carol L. Macherey and Walter R. Clark (NAME)	(NAME)	133-15-0
3926 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	081.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Same (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, Daniel Fitzpatrick and wife, Charlotte J. Fitzpatrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C & M Joint Venture, a Tennessee joint venture composed of Carol L. Macherey and Walter R. Clark

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 a tract of land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Barge Waggoner and Sumner dated September 13, 1963, as follows:

Said tract fronts 100 feet on the northeasterly margin of Nolensville Road and extends back between parallel lines with the northwesterly margin of Paragon Mills Road, 200 feet to a dead line.

Included in this description but excluded from this conveyance is a tract of land 8.55 feet wide and 200 feet long bounding the northerly margin of Paragon Mills Road, said tract being conveyed to the Metropolitan Government of Nashville, Davidson County, Tennessee, by deed of record in Book 7451, Page 672, in the Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Daniel Fitzpatrick and wife, Charlotte J. Fitzpatrick by Deed from Leno E. Fitzgerald, Trustee, with power to sell, of record in Book 3618, Page 553 in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 3926 Nolensville Road, Nashville, TN 37211
(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 29th day of December, 1988

DANIEL FITZPATRICK

CHARLOTTE J. FITZPATRICK

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 Daniel Fitzpatrick and wife, Charlotte J. Fitzpatrick

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Davidson County, Tennessee, this 29th day of December 1988

Commission expires 7-13-91

Cheryl L. Clark
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Daniel Fitzpatrick, et ux

TO

C & M Joint Venture, a Tennessee joint venture composed of Carol L. Macherey and Walter R. Clark

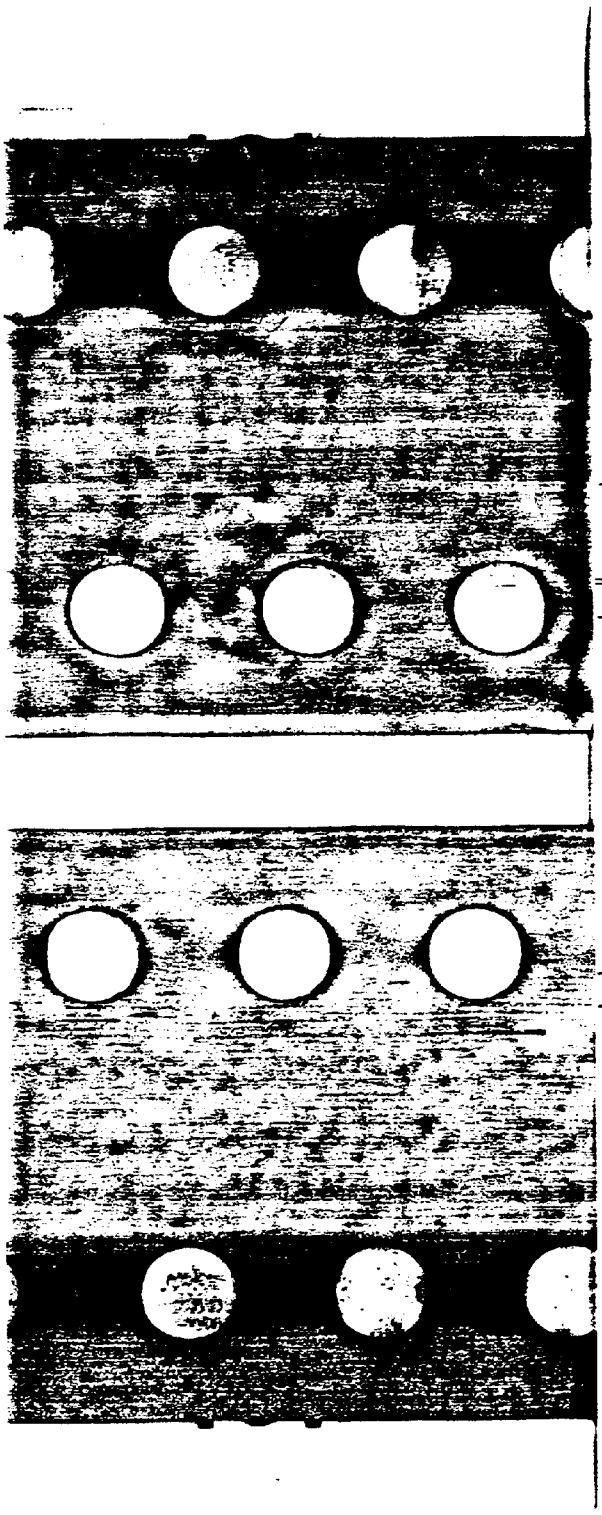
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIFICATION

97940

RECORDED
Dec 29 2 [illegible] 1988
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

765-50 03CHECK 0101



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 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	
				230000.00
			CON TX	759.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	765.50
			CHECK	765.50
12/29/88		01	14:49 0001	2380

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97640

IDENTIFICATION REFERENCE

Dec 29 2 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168499