Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
R. Paul McCulloch 660 Rebel Road Old Hickory, TN 37138	081-11-0 501.00	Same

This instrument prepared by: Boult, Cummings, Conners & Berry (APC)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Hunter McDonald, Jr., Wesley H. Sperry and Leo D. Wege (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to R. Paul McCulloch (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 1003 Buchanan Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

R. Paul McCulloch
Affiant

Subscribed and sworn to before me this 6th day of February, 1989.

Ann Polo Caguiat
Notary Public
My Commission Expires: 11-28-90

NOTARY PUBLIC AT LARGE

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 6th day of February, 1989.

HUNTER McDONALD, JR.

WESLEY H. SPERRY

LEO D. WEGE

The undersigned, being the spouses of the Grantors join herein for the purpose of conveying any marital rights they may have in and to the Property, whether by homestead or otherwise.

Vassie H. Sperry

Mary N. Wege

Emmie J. McDonald

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Pelts Cargile, Notary Public, Hunter McDonald, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 1989.

Ann Pelts Cargile
Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Pelds Cayle, Notary Public, Wesley H. Sperry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 1989.

Ann Pelds Cayle
Notary Public

My Commission Expires: 11-12-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Pelds Cayle, Notary Public, Leo D. Wege, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 1989.

Ann Pelds Cayle
Notary Public

My Commission Expires: 11-12-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Pelds Cayle, Notary Public, Vasile H Sperry, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 1989.

Ann Pelds Cayle
Notary Public

My Commission Expires: 11-12-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Feldo Cargile, Notary Public, Mary W. Wege, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 1989.

Ann Feldo Cargile
Notary Public

My Commission Expires: 4-12-90

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Juanita V. Thomason Notary Public, Emmie J. McDonald with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 1989.

Juanita V. Thomason
Notary Public

My Commission Expires: May 27, 1992

07092.

IDENTIFICATION REFERENCE

FEB 6 4 11 PM '89

4956 02/06 0101 03CHECK 98.00

TRACT I:

A lot with buildings located thereon (said buildings presently occupied by the Millerlie Cleaners). The lot fronts on the south margin of Buchanan Street in the City of Nashville, Tennessee and is further described as being part of Lots Nos. 291, 292, 293 and 294 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called Town of McGavock, as recorded in Book 21, Page 23, Register's Office for Davidson County, Tennessee, said lot begins at a point in the curb of Buchanan Street approximately 52 feet west of 10th Avenue North and runs thence 13 feet southeastwardly to the corner of a brick building (this being the northwest corner of the building occupied as a barber shop); thence with the west wall of the brick building 70 feet, more or less to a point approximately 1 foot south of the Millerlie Cleaners Building; thence westwardly 54 feet more or less to a point in an alley; thence in a northerly direction, 16-3/4 feet more or less to a point approximately 2 feet west of the Millerlie Cleaners Building; thence northwardly 52 feet, more or less, and parallel to the west wall of the Millerlie Cleaners Building to a point; thence northeastwardly 39-1/2 feet, more or less in the curb; thence with the curb along the south margin of Buchanan Street, 35-2/3 feet to the beginning. It is the intention of the grantors to convey The Millerlie Cleaners Building and the lot on which the same is located.

TRACT II:

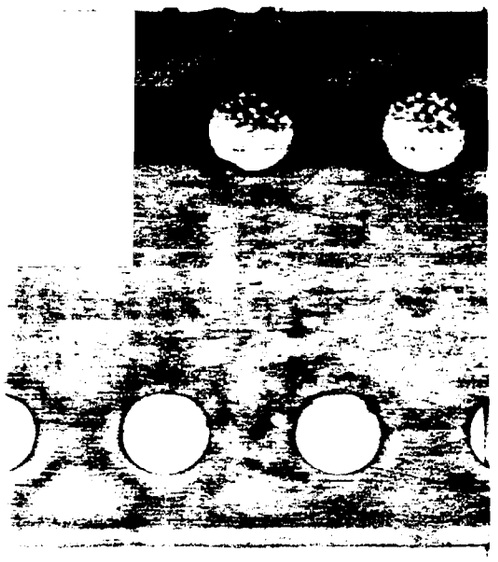
Being parts of Lots Nos. 292, 293, and 294 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for said County, and also part of Lots Nos. 3 and 4 on the Plan of the Resubdivision of Lots in McGavock, Wetmore and Others First Addition, as of record in Book 161, Page 97, Register's Office for said County, described together, as follows:

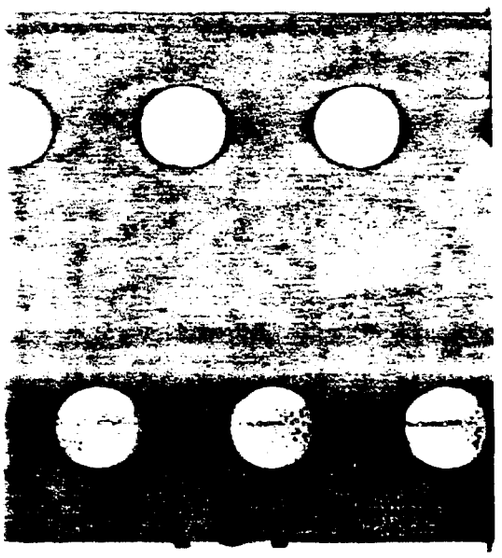
BEGINNING at a point in the southerly margin of Buchanan Street at the northwest corner of Lot No. 294 and a 10 foot alley; thence in a southerly direction along the easterly margin of said alley 190 feet to a point; thence in an easterly direction at right angles to said alley 100 feet to a point; thence in a northwardly direction 14 feet to a point, which point is one foot south of the building of Lea and Nokes Cleaners; thence westwardly 54 feet more or less to a point; thence in a northerly direction 16-3/4 feet more or less to a point approximately 2 feet west of the Lea and Nokes Cleaners Building; thence northerly 52 feet more or less and parallel to the west wall of the Lea and Nokes Cleaners Building to a point; thence northerly 39-1/2 feet more or less to a point on the southerly margin of Buchanan Street; thence along the southerly margin of said Buchanan Street eastwardly 120 feet more or less to the point of beginning.

Being the same property conveyed to Family Service Laundry, Inc., a Tennessee corporation, by deed from Lofton Nokes and wife, Bessie Nokes, as of record in Book 4985, Page 303, said Register's Office.

This legal description was taken from that contained in the deed to Family Service Laundry, Inc., a Tennessee corporation, from Lofton Nokes and wife, Bessie Nokes, as of record in Book 4985, Page 303, said Register's Office, it being the intent of this deed to convey the same property conveyed by such earlier deed.

Being the same property conveyed to Hunter McDonald, Jr., Leo D. Wege, and Wesley H. Sperry by Quiclaim Deed from Family Service Laundry, Inc. of record in Book 7738, page 662, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7767 PAGE 136

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	25000.00
CON TX	82.50
PRFEE	0.50
WDEED	15.00
TOTAL	98.00
CHECK	98.00

02/06/89 01 16:13 0001 4956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07092

IDENTIFICATION

Feb 6 4 11 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 179482