Box 23

File No: 8389-2

4974 03/13/97 0101 03CHECK 699.50

FELIX Z WILSON III REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

15.8.31.

Address New Owner:	Send Tax Bills To:	Map/Parcel
Venus Properties Inc.	Same	Map 92-12
P.O. Box 2022		Par 240
Madison, TN 37116		9W-241

WARRANTY DEED

FOR AND IN CONSIDERATION 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, LYNDAL ROBERTS and wife, MARGARET ROBERTS, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said VENUS PROPERTIES INC., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 196 in Boyd's Home Tract in Nashville, Tennessee, of record in Book 21, page 39, Register's Office for said County.

Said Lot NO. 196 fronts 50 feet on the south side of State Street, and runs back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Lyndal Roberts and wife, Margaret Roberts by deed from Home Makers, Inc., a Tennessee Corporation, of record in Book 6913, Page 332, said Register's Office.

This property is conveyed subject to the Plan of record in Book 21, Page 39, said Register's Office, Deed of Trust of record in Book 6913, page 341, said Register's Office, any Metro Codes letter that may be against said property, and to all applicable local government planning, building and zoning regulations.

The contract of sale will survive the closing and deed. This instrument was prepared from information furnished by Lyndal Roberts.

This is improved property known as 1705 State Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said VENUS PROPERTIES, its successors and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 our hands on this 31st day of January, 1989.

Margaret Roberts
MARGARET ROBERTS

Lyndal Roberts
LYNDAL ROBERTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 210,000.00 .

Paul Nally
AFFIANT

Sworn to and subscribed before me this 31 day of January, 1989.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89 .

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

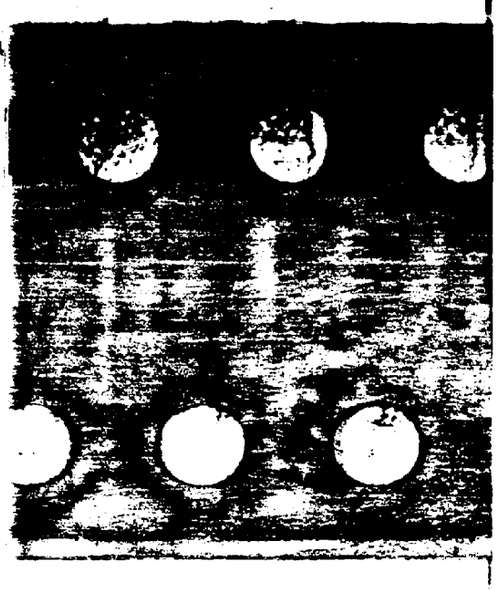
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lyndal Roberts and wife, Margaret Roberts, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisactory evidence) and who acknowledged that executed the foregoing instrument for the purposes therein contained.

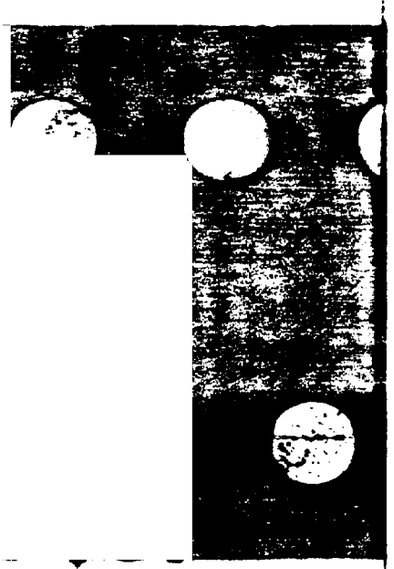
Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of January, 1989.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89 .

Prepared By:
Tom G. Coleman, Jr. Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027





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

RECEIVED OF _____

FOR _____

BOOK 7791 PAGE 604

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 210000.00
CON TX 693.00
PRFEE 0.50
WDEED 6.00
TOTAL 699.50
CHECK 699.50

03/13/89 01 11:00 0001 4974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15831

IDENTIFICATION REFERENCE

MAR 13 10 57 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 189512