THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00259853

WARRANTY DEED

BOX 35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C & C Partnership (NAME)	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX (NAME)	Map 119-5
2506 Grandview Avenue (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	PARCEL 104
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,*

Cash in hand paid by C & C Partnership, composed of Keith Clodfelter and James Cannon and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Charles A. Barton and wife, Ruth B. Barton

have this day bargained and sold, and do hereby transfer and convey unto the said C & C Partnership, composed of Keith Clodfelter and James Cannon

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 482 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 482 fronts 50 feet on the easterly side of Grandview Avenue, formerly Caldwell Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Charles A. Barton and wife, Ruth B. Barton by deed from M.L. Barrett and wife, Rachel S. Barrett, of record in Book 5091, page 798, Register's Office of Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 483 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, as follows:

*James Cannon and James O. Cannon being one and the same persons.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 230,000.00

Subscribed and sworn to before me this the 4th *day of* August *19*89

Affiant

My commission expires: 1-23-93 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 2506 Grandview Avenue, Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 this 4th *day of* August *19*89*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles A. Barton

Ruth B. Barton

Charles A. Barton

Ruth B. Barton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Charles A. Barton and wife, Ruth B. Barton

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 4th *day of* August, *19* 89.

Notary Public

Commission expires 1/23/93

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Said Lot No. 483 fronts 50 feet on the easterly side of Grandview Avenue, formerly Caldwell Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Charles A. Barton and wife, Ruth B. Barton by deed from Phillip Saindon, Trustee, of record in Book 5059, page 566, Register's Office of Davidson County, Tennessee.

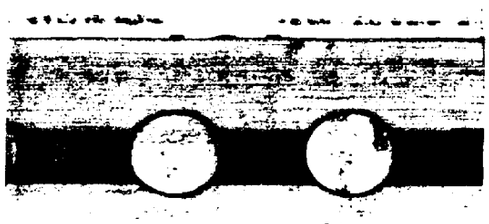
3925 08/09 0101 03CHECK 769.00

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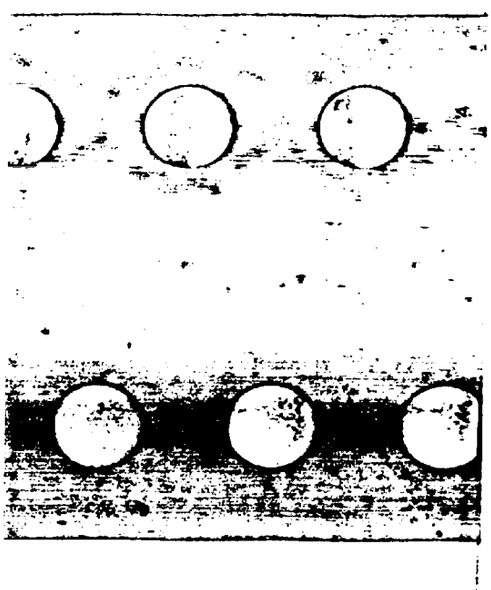
IDENTIF. TREFERENCE

AUG 9 11 01 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.







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	230000.00
CON TX	759.00
[illegible]	1.00
WDEED	9.00
TOTAL	769.00
CHECK	769.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/09/89 01 11:03 0001 3925

56285

IDENTIF. REFERENCE

AUG 9 11 02 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237225