ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Burns Ventures, Inc. 2420/2422 Eugenia Avenue Nashville, TN 37211	NEW OWNERS	Map 118-08-0 Parcel 084.00

This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Suite 501, Nashville, Tennessee 37205.

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, N & C Properties, a Tennessee General Partnership, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Burns Ventures, Inc., a Tennessee Corporation, (the "Grantees"), Grantees's successors 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 Lot Nos. 76 & 77 on the Plan of Grandview Heights, as of record in Book 161, page 14 and 15, Register's Office for said County.

Said Lot No. 76 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines 150 feet to an alley

Said Lot No. 77 fronts 55 feet on the easterly side of Eugenia Avenue and runs back between parallel, 150 feet to an alley, said Lot No. 77 running back with the northerly margin of Newson Street.

Being the same property conveyed to N & C Properties, a Tennessee General Partnership by deed from Charles A. Swann and wife, Doris C. Swann of record in Book 7428, Page 257, said Register's Office for Davidson County, Tennessee.

Marvin E. Neely, Gail H. Neely, Kerry G. Campbell and Gail J. Campbell, joins in this conveyance individually to convey any interest they may have in the subject property.

This is improved property commonly known as 2420/2422 Eugenia Avenue, Nashville, Tennessee 37211.

Subject to any and all existing restrictions and easements of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me this 28th day of February, 1990.

Notary Public

My Commission Expires: May 17, 1990

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantors does covenant with the said Grantees that Grantors is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the property to the said Grantees, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has caused this Deed to be executed this 28th day of February, 1990.

N & C PROPERTIES, A Tennessee General Partnership

BY: _____
Marvin E. Neely, general partner

BY: _____
Kerry G. Campbell, general partner

BY: _____
Marvin E. Neely, individually

BY: _____
Gail H. Neely, individually

BY: _____
Kerry G. Campbell, individually

By: x _____
Gail J. Campbell, individually

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

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 1990.

Notary Public

My Commission Expires: May 17, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared Kerry G. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at Nashville, Tennessee, this 28th day of February, 1990.

Notary Public

My Commission Expires: May 17, 1990

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

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 1990.

Notary Public

My Commission Expires: May 17, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared Gail J. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand at Nashville, Tennessee, this 28th day of February, 1990.

Notary Public

My Commission Expires: May 17, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Marvin E. Neely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowleged himself to be a partner of N & C Partners, a Tennessee General Partnership , the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 28th day of February, 1990.

Notary Public

My Commission Expires: May 17, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Kerry G. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowleged himself to be a partner of N & C Partners, a Tennessee General Partnership , the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this 28th day of February, 1990.

Notary Public

My Commission Expires: May 17, 1990

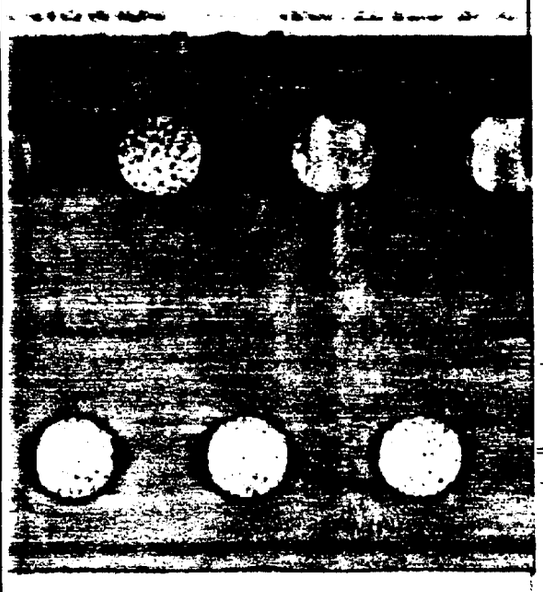
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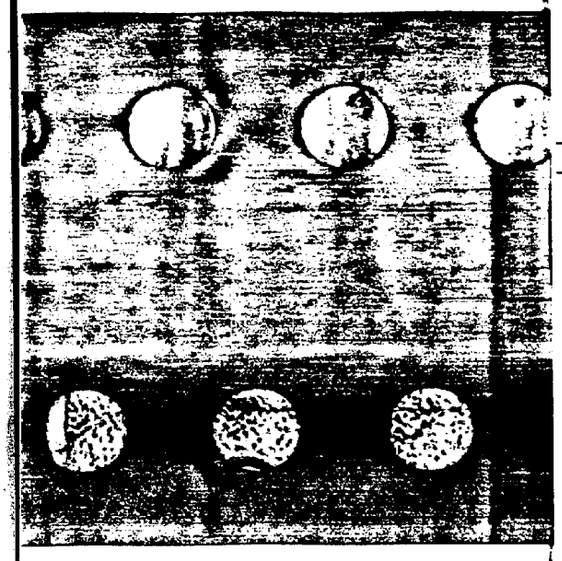
IDENTIF. TREFERENCE

Feb 28 2 57 PM '90

DAVIDSON COUNTY TN.

6621 02/28 0101 03CHECK 260-50





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

RECEIVED OF _____

FOR _____

BOOK 8054 PAGE 255

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	75000.00
			CON TX	247.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	260.50
			CHECK	260.50
02/28/90	01		14:57 0001	6621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07050

IDENTIF. REFERENCE

Feb 28 2 57 PM '90

DAVIDSON COUNTY TN.

No. 296573