STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 1994.

Notary Public

MY COMMISSION EXPIRES: 1-23-94

(AFFIX SEAL)

WARRANTY DEED BOOK 8082 PAGE 446

THIS INSTRUMENT WAS PREPARED BY:

LAWLESS & ASSOCIATES, P.C.
19TH FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TN 37238-0068

0671 04/05 0101 01CASH 1657.00

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:
James M. Fischer, Jr.
1321 Murfreesboro Road
Suite 520
Nashville TN 37217-2635

SEND TAX BILL TO:
Same

MAP-PARCEL NUMBERS
Map 92-15
Parcels
70,71,72 &
73

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I Calvin L. Tate, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO James M. Fischer, Jr., HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 3 on the Resubdivision of Lots 31, 32, 33 and 34 on the Plan of Josephine E. Ferrell Subdivision of the Elliston Addition to Nashville, of record in Book 6900, page 622, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being a part of the same property conveyed to Harry G. Hemmerly and Calvin L. Tate by deed of record in Book 6918, page 142, said Register's Office, the said Harry G. Hemmerly conveying his interest in said property by deed of record in Book 7725, page 617 and in Book 7725, page 622, Register's Office for Davidson County, Tennessee.

The said Teresa Louise Tate joins in this conveyance to convey any right or rights she may have in the subject property.

The Grantee, as evidenced by his signature herein, expressly assumes the obligations of Grantor as evidenced by instruments of record in Book 7490, page 239, Book 7490, page 254, and Book 7610, page 129, Register's Office for Davidson County, Tennessee.

This is property, known as Lot 3, Elliston Addition to Nashville, Re-Sub. of Lots 31-34 - 24th Avenue North.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to

GRANTEE, his 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 6 day of March, 1990.

James M. Fischer, Jr.

Calvin L. Tate

Teresa Louise Tate
Teresa Tate

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8082 PAGE 447

Personally appeared before me, Calvin L. Tate, Teresa Louise Tate and James M. Fischer, Jr., with whom I am personally acquainted, and whom acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of MARCH, 1990.

Thomas W. Fowlkes
Notary Public

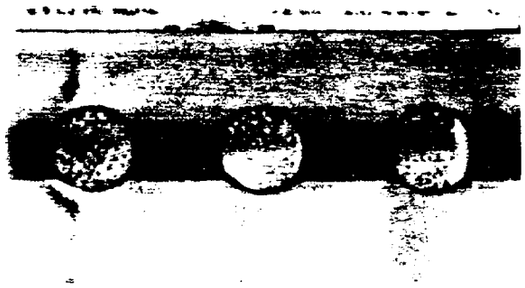
My Commission Expires: 1-23-94

11675 4
IDENTIF. REFERENCE
APR 5 2 06 PM '90
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



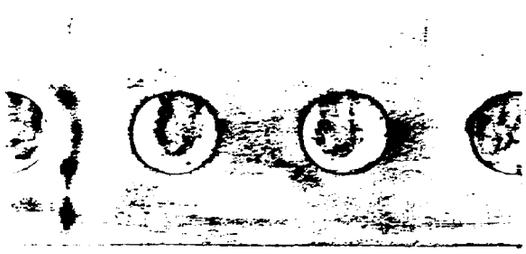
RECEIVED OF _____

FOR _____

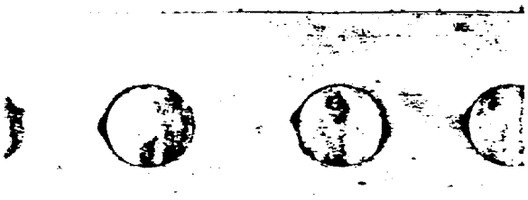
BOOK 8082 PAGE 448

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	500000.00
			CON TX	1650.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1657.00
			CASH	1657.00
04/05/90	01		14:05 0001	8671



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

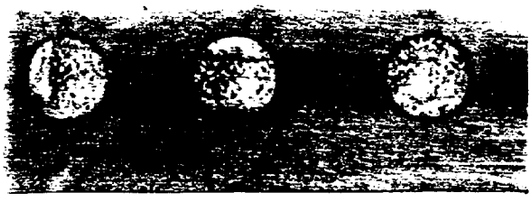


16754

IDENTIF. REFERENCE

APR 5 2 06 PM '90

DAVIDSON COUNTY TN.



No. 307820