37422

This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

JUN 27 3 29 PM '90

Address New Owner(s):
KIMBRO EQUITIES I
P.O. Box 23089
Nashville, TN 37202

Send Tax Bills to
SAME

Map: 40,
Parcel: Part of 57

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 considerations, the receipt of which is hereby acknowledged, I-24 Northwest Partners, a Tennessee joint venture (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kimbro Equities I, a Tennessee partnership (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> All that land described on the attached Exhibit "A", the terms and conditions of which are hereby incorporated herein by reference.

This conveyance is made subject to:

1. 1990 taxes, which are to be paid by the Grantor.
2. Easements of record in Book 5141, page 690, Register's Office for Davidson County, Tennessee (Decree of County Court of Davidson County, Tennessee, Case No. 38308).
3. Conveyance of record in Book 4504, page 862, said Register's Office.
4. All matters appearing on the Plan of Record at Book 7900, page 166, said Register's Office.

This is unimproved property known as Lot 1, Little Creek Farm, Nashville, Tennessee.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 1990.

I-24 NORTHWEST PARTNERS

By: _____
James M. Powers, Jr.,
Joint Venturer

By: _____
Thomas W. Molteni,
Joint Venturer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James M. Powers, Jr., and Thomas W. Molteni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be venturers of I-24 Northwest Partners, the within named bargainor, a joint venture, and that they as such venturers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by themselves as venturers.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of June, 1990.

_____
Notary Public

My Commission Expires: January 23, 1993

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $245,768.00.

_____
Affiant

Subscribed and sworn to before me,
this 21st day of June, 1990.

_____
Notary Public

My Commission Expires: January 23, 1993

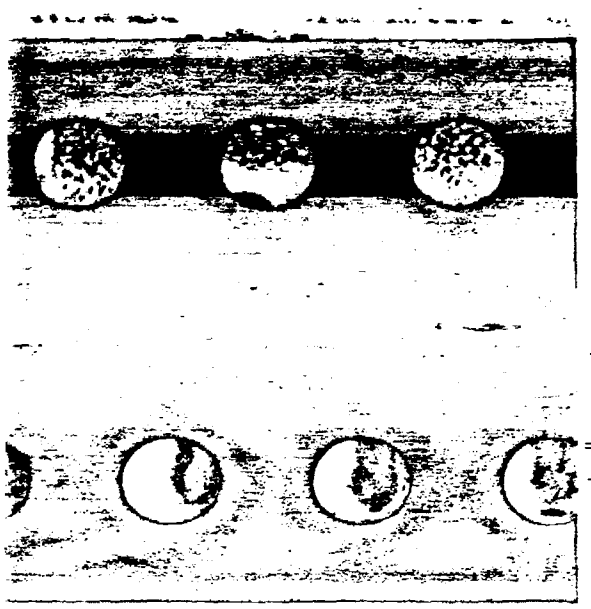
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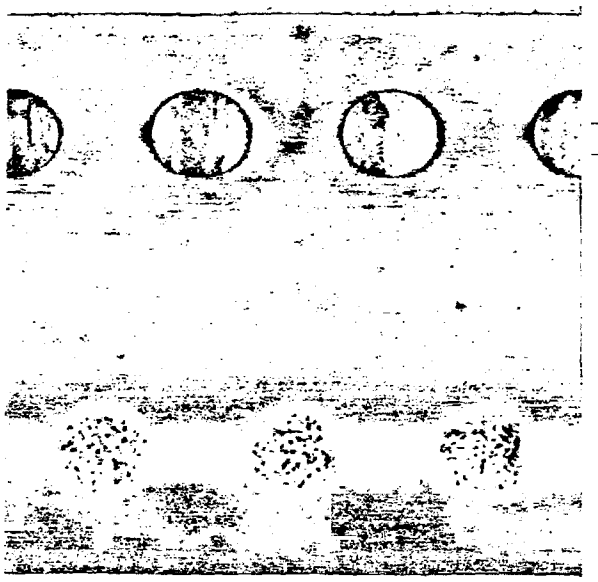
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section I Little Creek Farm as of record in Plat Book 7900, page 166, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to I-24 Northwest Partners, a Tennessee joint venture, by deed from Barbara Barton Gordon Austin, individually and as Trustee, and Joseph L. Austin of record in Book 7468, page 944, Register's Office for Davidson County, Tennessee.

4604 06/27 0101 03CHECK 821.14





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8140 PAGE 544

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 245768.00
CON TX 811.14
PRFEE 1.00
WDEED 9.00
TOTAL 821.14
CHECK 821.14

06/27/90 01 15:29 0001 4604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37422

IDENTIFICATION

JUN 27 3 29 PM '90

FELIX Z. WILSON, II

No. 332208