WARRANTY DEED

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State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $30,750.00

Morris Kraft
Affiant

Sworn to and subscribed before me this 29 day of June, 1990.

Notary Public

My Commission Expires: 1-9-91

This instrument prepared by:

Robert F. Spann, Attorney, First American Center, Suite 1445
Nashville, Tennessee 37238-1445

Address - New Owner:	Send tax bills to:
B & D, Inc. 2317 Scott Ave Nashville, Tn 37216	Morris Kraft 210 25th No Nashville, Tn 37203

Map - Parcel Number:

Map 82-4, Parcel 181

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, BRUCE E. BUCHMAN and LEE S. KRAFT, TRUSTEES, LIBBY S. BUCHMAN, MORRIS KRAFT and REBA R. KRAFT, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto B & D, INC. hereinafter called grantee, its 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 #7 on the Plan of Thornby Place, which Plan is of record in Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and detailed description.
>
> Being part of the same property conveyed to Calvin A. Buchman as to a one-fourth undivided interest; Libby S. Buchman as to a one-fourth undivided interest; Morris Kraft as to a one-fourth undivided interest; and Reba R. Kraft as to a one fourth undivided interest by deed from Bernard Zelenka, Trustee, of record in Book 5598, page 979, Register's Office for Davidson County, Tennessee, the said Calvin A. Buchman having since died and devised his interest in said property to Bruce E. Buchman and Lee S. Kraft, Trustees, of record in Will Book 147, page 210, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 895 Sharpe Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns forever; and we do

covenant with the said grantee that we are lawfully seised 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, its successors 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 my hand, this 24 day of June, 1990.

Morris Kraft
MORRIS KRAFT

Reba R. Kraft
REBA R. KRAFT

BRUCE E. BUCHMAN, Trustee

Lee S Kraft Trustee
LEE S. KRAFT, Trustee

By: Lee S Kraft Atty in fact
LEE S. KRAFT, Attorney in Fact

Libby S Buchman
LIBBY S. BUCHMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORRIS KRAFT and REBA R. KRAFT, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of June, 1990.

Robert T Kelly
NOTARY PUBLIC

My Commission Expires: 1-5-91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE S. KRAFT, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of June, 1990.

Robert T Kelly
NOTARY PUBLIC

My Commission Expires: 1-5-91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE S. KRAFT, the duly authorized attorney-in-fact for BRUCE E. BUCHMAN, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 26 day of June, 1990.

NOTARY PUBLIC

My Commission Expires: 1-9-91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIBBY S. BUCHMAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 26 day of June, 1990.

NOTARY PUBLIC

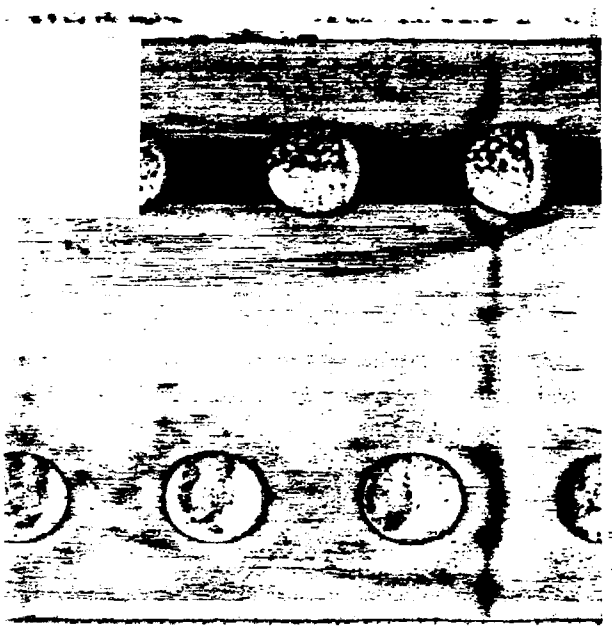
My Commission Expires: 1-9-91

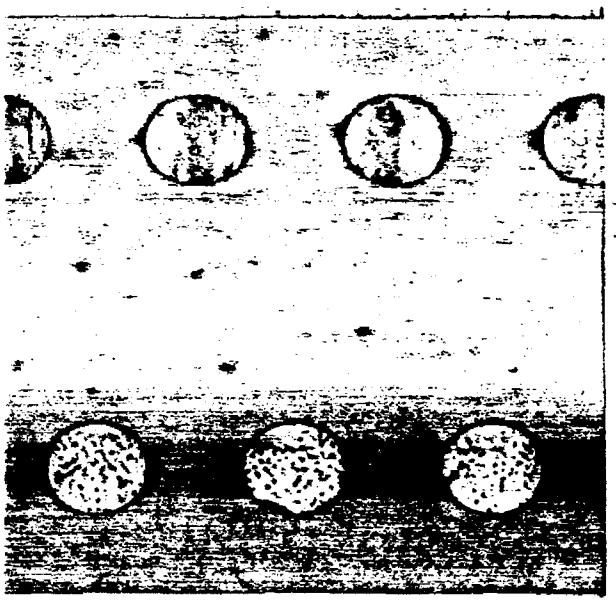
38954

IDENTIFICATION REFERENCE

JUL 3 2 28 PM '90

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 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 37950.00
CON TX 125.07
PRFEE 1.00
WDEED 9.00
TOTAL 135.07
CHECK 135.07

07/03/90 01 14:30 0001 7101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38954

IDENTIFICATION REFERENCE

Jul 3 2 28 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333988