STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,200.00.

James H. Littlejohn
Affiant

Subscribed and sworn to before me this 18th day of July, 1990.

Sue Legg
Notary Public

My Commission expires: 5-23-94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
1935 Partners, a Tennessee general partnership 2121 Chickering Lane Nashville, Tennessee 37215	SAME	Map 104-12 Parcel 68

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, a part of which is the assumption of that certain deed of trust, dated September 5, 1989, of record in Book 7930, page 744, Register's Office for Davidson County, Tennessee, and the note of even date thereby secured, in the original principal amount of $185,000.00, payable to Metropolitan Federal Savings and Loan Association, the undersigned, **STEVEN L. GARNER and wife, MIRIAM ANN MYERS,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **1935 PARTNERS,** a Tennessee general partnership composed of James H. Littlejohn, Lisa L. Littlejohn, Howard Littlejohn, Trustee, and Julia M. Littlejohn, Trustee, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of W. W. Dillon's Subdivision of Lots 1 and 2 in George I. Waddey's Subdivision of the Baxter Lands, of record in Book 332, page 115, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the westerly side of 21st Avenue South, formerly Hillsboro Pike, as widened, and runs back with the northerly margin of Portland Avenue 150 feet, more or less, to an alley, measuring 53.7 feet thereon.

Being the same property conveyed to Steven L. Garner and wife, Miriam Ann Myers, by deed from Scott Clayton and wife, Dollye F. Clayton, and Howard W. Anderson and wife, Sarah A. Anderson, of record in Book 7930, page 741, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 taxes, which have been prorated and assumed by Grantee.

2. The Deed of Trust described hereinabove, of record in Book 7930, page 744, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1935 21st Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors do covenant with the said Grantee that Grantors are 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 Grantors do further covenant and bind themselves, their 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 our hands this 16 day of July, 1990.

GRANTORS:

Steven L. Garner

Miriam Ann Myers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven L. Garner and wife, Miriam Ann Myers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 1990.

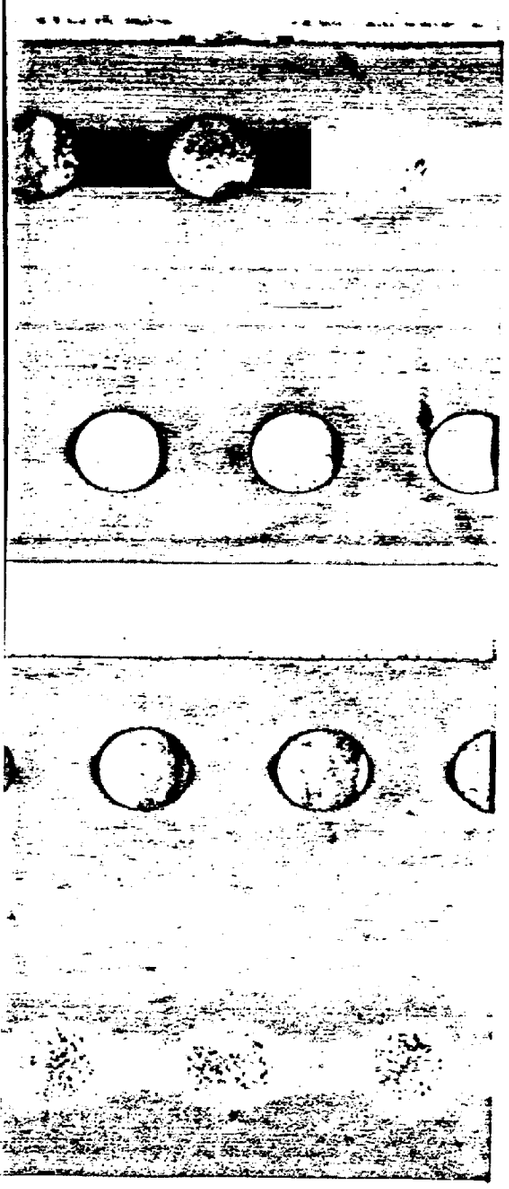
Notary Public

My Commission Expires: 5-23-94

JTM

42387

Jul 18 2 53 PM '90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8155 PAGE 510

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
230200.00
CON TX 759.66
PRFEE 1.00
WDEED 6.00
TOTAL 766.66
CHECK 766.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/18/90 01 14:56 0001 1196

423887

IDENTIFICATION REFERENCE

JUL 18 2 53 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 338025