WARRANTY DEED BOOK 8159 PAGE 270

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
[IS GREATER, FOR THIS TRANSFER IS $4,000.00

Affiant

[SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
[23rd DAY OF July, 1990.

Notary Public

[MY COMMISSION EXPIRES: 10/17/91
[(AFFIX SEAL)

[THIS INSTRUMENT WAS PREPARED BY
[Harold E. Collins Attorney, 4800 Charlotte Avenue, Nashville, TN 37209

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Business Cents, Inc.	SAME	Map 81-10
(NAME)	(NAME)	
2209 Buchanan Street		Parcel 265
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		FB #08DA 11575
(CITY) (STATE) (P.O.ZIP)	(CITY)(STATE)(ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTOR, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, H.C. Duke, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Business Cents, Inc. a Tennessee Corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE:
1744 23rd Ave., North
.15 acres
Field Book Number 08DA 11575
Map and Parcel Number 081-10-265
Deed Book 4212, page 572

Being Lots Nos. 359 and 360 on the Plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for said County.

Said Lots Nos. 359 and 360 front together 112 feet on the southerly side of Buchanan Street and extend back between parallel lines, with the easterly margin of 23rd Avenue, North, 150 feet to an alley.

Being the same property conveyed to H.C. Duke pursuant to a Final Decree confirming sale of the Chancery Court for Davidson County, Tennessee file No. - Tax Civil Action, No. 87-450-III of record in Book 7639 Page 702 Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1990 property taxes, subject to right of redemption and subject to Notice of Metro Health Department to remove debris from lot.

1744 23rd Avenue, North		Nashville	TN	37209
(House Number)	(Street)	(City)	(State)	(Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTORS, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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 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 GRANTEES, their 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 my hand this 16th day of July, 1990.

H.C. Duke

H.C. DUKE - SELLER

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 H.C. Duke, 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 16th day of July, 1990.

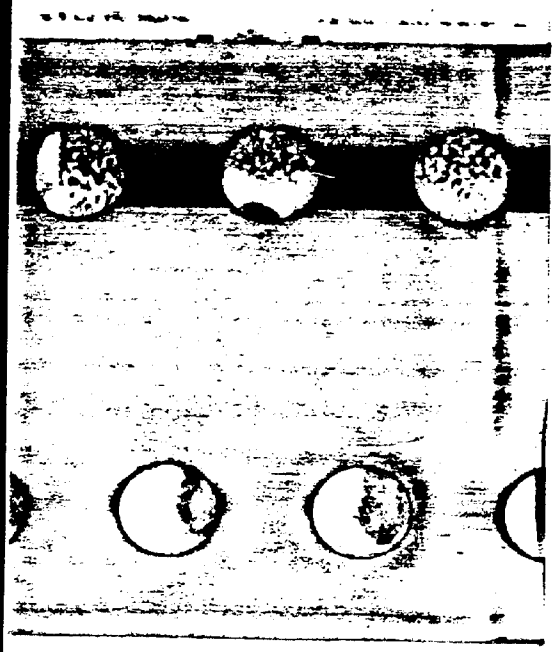
Brenda S. Huffines
NOTARY PUBLIC

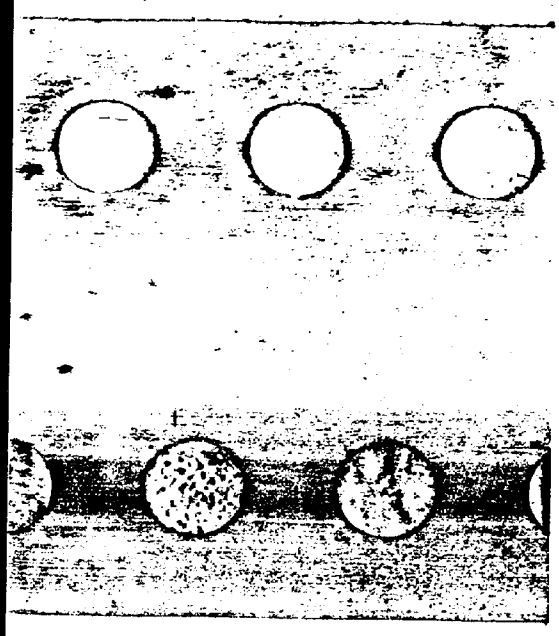
My commission expires: July 24, 1993

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4 3 1 1 44 PM '90
JUL 24

2970 07/24 0101 03CHECK 20.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8159 PAGE 272

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	4000.00
CON TX	13.20
PRFEE	1.00
WDEED	6.00
TOTAL	20.20
CHECK	20.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/24/90 01 13:45 0001 2970

43831

IDENTIFICATION REFERENCE

JUL 24 1 44 PM '90

FELIX Z. WILSON, II

No. 339776