RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in the Document When Received

File Box 39

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 13th day of July 19 90

My Commission expires: 11/21/92
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
ROBERT GREENE, ATTORNEY
619 Woodland Street, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Capitol Bonding Company , Inc. (Name)	Same (Name)
521 Jefferson St. (Street Address)	(Street Address)
Nashville, Tennessee, 37208 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 91-8-133,134 &135,91-4-57	FIELD BOOK NO.

BOOK 8164 PAGE 118

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Carl H. Bean, Jr. d/b/a Music City Investment Enterprises

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Capitol Bonding Company, Inc.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I: Being Lot No. 87 and 88 on the Map of a Subdivision of Lot 40, and the north part of 39, Clifton Plan, as of record in Book 421, page 1.

Being Lots 87 and 88 adjoin and front together 110 feet on the westerly side of 39th Avenue North, formerly Branch Street, and run back between lines, 151 feet on the northerly line of Lot 88 and 173.5 feet on the southerly line of Lot 87, along the northerly margin of Alameda Street, formerly Dawn Street, to an alley in the rear measuring 52 feet thereon.

Being the same property conveyed to Carl H. Bean, Jr., d/b/a Music City Investment Enterprises by deed of record in Book 6004, page 23, said Register's Office. Also, being the same property conveyed to Carl H. Bean, Jr. by deed from Leatrice B. McKissack, Executrix and Anne Elizabeth McKissack Brown being recorded simultaneously herewith.

TRACT II: Being Lot No. 89 on the Map of a Subdivision of Lot 40, and the north part of 39, Clifton Plan, as of record in Book 421, page 1.

Being Lot No. 89 fronts 25.5 feet on the westerly side of Branch Street, and runs back between lines, 148.1 feet on the northerly line and 151 feet on the southerly line, to an alley in the rear, measuring 25 feet thereon.

Being the same property conveyed to Carl H. Bean, Jr., d/b/a Music City Invetsment Enterprises by deed of record in Book 6004, page 41, said Register's Office. Also, being the same property conveyed to Carl H. Bean, Jr. by deed from Leatrice B. McKissack, Executrix and Anne Elizabeth McKissack Brown being recorded simultaneously herewith.

DESCRIPTION CONTINUED ON ATTACHED PAGE MARKED EXHIBIT "A"

THIS IS un IMPROVED PROPERTY KNOWN AS Lots 87,88,89, 90-95 Plan of Clifton

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEES, 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 in 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 13th day of July, 19 90

Carl H. Bean, Jr. d/b/a Music City
Investment Enterprises

By: Carl H. Bean Jr.
Carl H. Bean, Jr.

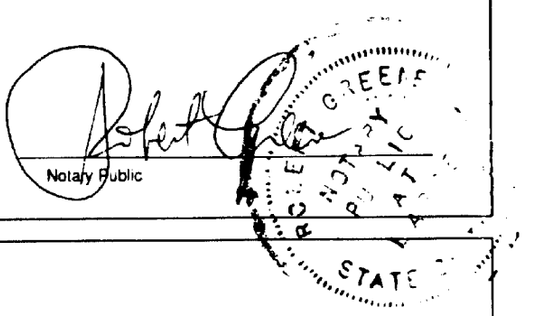
State of Tennessee
County of Davidson

On this 13th day of July, 19 90, before me personally appeared Carl H. Bean, Jr. d/b/a Music City Investment Enterprises to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

11-21-92

Notary Public



State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____

_____
Notary Public

EXHIBIT 'A'

TRACT III: Being Lots Nos. 90 to 95, both inclusive on the Map of the Subdivision of Lot 40, and a part of 39 on the Plan of Clifton, as of record in Book 421, page 1, Register's Office for said County, and described as follows:

Beginning at the southwest intersection of Phillips Street, and Branch Street; thence with the margin of Phillips Street, westerly 105.5 feet to the intersection of an alley; thence with the margin of the same, southerly 36.5 feet to another alley, and continuing with the margin of the last mentioned alley, southeasterly 132 feet to the corner of Lots No. 89 and 90; thence with the line between said lots, northeasterly 148.1 feet to the margin of Branch Street; thence with the margin of the same, northerly 157.8 feet to the beginning.

Being property conveyed to Carl H. Bean, Jr., d/b/a Music City Investment Enterprises by deed of record in Book 6004, page 35 (Lots 93, 94 and 95), said Register's Office. Also, being the same property conveyed to Carl H. Bean, Jr. by deed from Leatrice B. McKissack, Execurtix and Anne Elizabeth Brown being recorded simultaneously herewith. The said Leatrice B. McKissack and Leatrice McKissack being one and the same person.

4 5 6 b 0

JUL 31 2 55 PM '90

07/31/90 01:01 03CHECK 34.75

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8164 PAGE 121

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 7500.00
CON TX 24.75
PRFEE 1.00
WDEED 9.00
TOTAL 34.75
CHECK 34.75

07/31/90 01 14:57 0001 5223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45660

IDENTIFICATION

JUL 31 2 55 PM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 341988