WARRANTY DEED

PICK-UP

IDENTIF. REFERENCE 62050

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN. OCT 3 9 43 AM '90

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 49,000.00.

x Cecil G. Nelson
Affiant

Sworn to and subscribed before me this 2 day of Oct, 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:
Cecil G. Nelson, et ux 1212 N. 2nd St Nashville, Tn 37207	Morris Kraft, et al 216 25th Ave. N Nashville, Tn 37203
Map - Parcel Number:	
Map 71-15, Parcel 316 FB #20W14475	

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, MORRIS KRAFT, as to a one-third interest; MAXIE D. BIENER, as to a one-third interest; and LEE S. KRAFT and BRUCE E. BUCHMAN, as to a one-third interest, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto CECIL G. NELSON and wife, TERRIE L. NELSON, hereinafter called grantees, their heirs 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 No. 132 in Sharpe and Horn's second addition to Northeast Nashville, of record in Book 162, page 53, Register's Office for said County.

Said Lot No. 132 fronts 50 feet on the west side of North Second Street and runs back between parallel lines 145 feet to an alley in the rear.

Being the same property conveyed to Calvin H. Buchman, Morris Kraft and Maxie D. Biener, an undivided one-third interest each as tenants in common, by deed from Anne M. King, Conservator of Erma Scobbo, of record in Book 6038, page 130, Register's Office for Davidson County, Tennessee, the said Calvin A. Buchman having since died and devised his interest in said property to Lee S. Kraft and Bruce E. Buchman, Trustees, by instrument of record in Will Book 147, page 210, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 1212 North Second Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and we do covenant with the said grantees 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 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 our hands this 2nd day of Oct, 1990.

Morris Kraft
MORRIS KRAFT

Maxie D. Biener
MAXIE D. BIENER

Lee S. Kraft, Trustee
LEE S. KRAFT

Bruce E. Buchman, Trustee
by Lee S. Kraft, atty-in-fact
BRUCE E. 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, 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 2nd day of Oct, 1990.

Robert F. [illegible]
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, MAXIE D. BIENER, 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 2nd day of Oct, 1990.

Robert F. [illegible]
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, 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 2nd day of Oct., 1990.

NOTARY PUBLIC

My Commission Expires: 1-9-91

STATE OF TENNESSEE

6785 10/03 0101 03CHECK 171.70

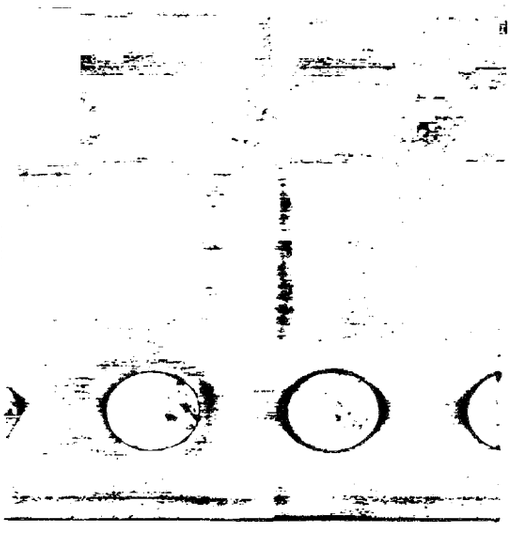
COUNTY OF DAVIDSON

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.

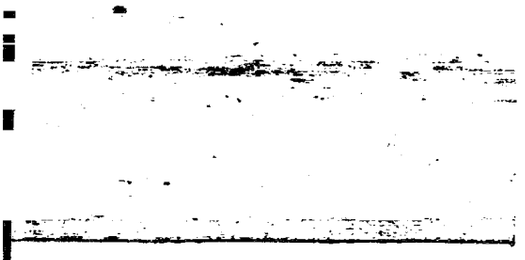
WITNESS my hand and official seal this 2nd day of Oct., 1990.

NOTARY PUBLIC

My Commission Expires: 1-9-91







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8209 PAGE 89

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	49000.00
CON TX	161.70
PRFEE	1.00
WDEED	9.00
TOTAL	171.70
CHECK	171.70

10/03/90 01 09:46 0001 6785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6250

IDENTIF. TREFERENCE

OCT 3 9 43 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 361069