THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
615/255-2191

WARRANTY DEED BOOK 8229 PAGE 310

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed's Supply Company, Inc. 711 Sixth Avenue, South Nashville, Tennessee 37203	SAME	Map: 93-14 Par: 448

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

ED'S SUPPLY COMPANY, INC.

By: James W. Bynum Pres.

SUBSCRIBED AND SWORN to before me this 1st day of November 1990.

Connie Collins
Notary Public

My Commission Expires:

1-23-94

69424

IDENTIF. REFERENCE

Nov 1 2 02 PM '90
FELIX A. WILSON REGISTER
DAVIDSON COUNTY TN.

PAID-SR

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00) of which Two Hundred Thousand Dollars ($200,000.00) has been paid in cash at Closing, the receipt of which is hereby acknowledged and the balance of which is evidenced by a Promissory Note of even date herewith in the amount of Ninety Thousand Dollars ($90,000.00), which Note is due on January 15, 1991, I, RICHARD R. TOWNES, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto ED'S SUPPLY COMPANY, INC., hereinafter "GRANTEE", its successors and assigns, certain real estate described as follows:

Land in Davidson County, Tennessee, being Lot No. 121 and the northerly 20 feet of Lot 120 on the Plan of Barrow Grove Addition to Nashville as of record in Book "S", page 279, Register's Office for said County.

Said Lot No. 121 and the northerly 20 feet of Lot No. 120 front together 80 feet on the easterly side of 6th Avenue South, formerly High Street, and run back between parallel lines 210 feet to an alley.

Being a portion of the property conveyed to Richard R. Townes by deed from Mary Dougherty Townes, a widow, of record in Book 5056, page 726, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as herein stated and except for real estate taxes for the current year which are hereby prorated and assumed by GRANTEE.

GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS my hand this 1st day of November, 1990.

RICHARD R. TOWNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD R. TOWNES, the within named 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.

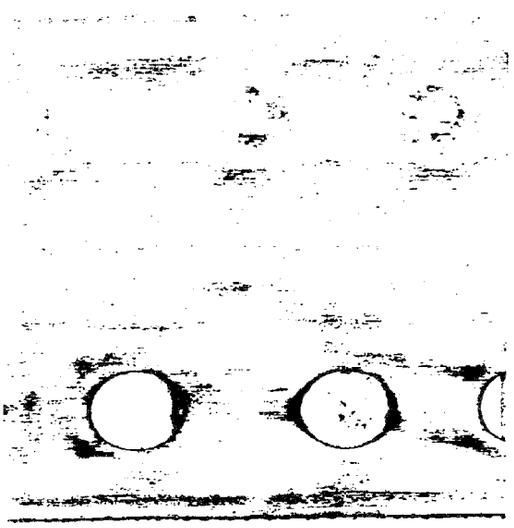
WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of November, 1990.

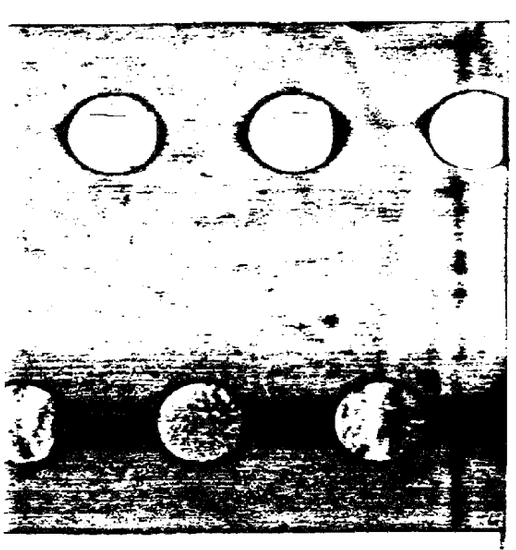
Notary Public

My Commission Expires:

1-23-94

3612 11/01 0101 03CHECK 964.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8229 PAGE 312

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 290000.00
CON TX 957.00
PRFEE 1.00
~~MISC~~ ~~6.00~~
TOTAL 964.00
CHECK 964.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/90 01 14:42 0001 3612

69424

IDENTIF. T REFERENCE

NOV 1 2 42 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 369687