This instrument prepared by Ralph Z. Levy, Jr., Wyatt, Tarrant, Combs, Gilbert & Milom, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee 37219.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Dangerous Threads, Inc. 2201 Elliston Place Nashville, TN 37203	First Investment Co. P.O. Box 749 Columbus, Ohio 43216	Map 133-8 Par. 133

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of certain indebtedness to First Investment Company secured by a deed of trust of record in Book 6987, page 837, Register's Office for Davidson County, Tennessee, Valley View Terrace Associates, Ltd., a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dangerous Threads, Inc., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 17A of the Zone Lot Division of Lot Nos. 6-7 and 10-20, Phase I, Valley View Terrace, of record in Plat Book 5200, page 531, amending Plat Book 5200, page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to Valley View Terrace Associates, Ltd., a Tennessee limited partnership, by quitclaim deed from Ralph Z. Levy, Jr., of record in Book 7030, page 213, Register's Office for said county.

This is improved property known as 445 Cathy Jo Circle, Nashville, Tennessee 37211.

This conveyance is subject to restrictive covenants contained in instruments of record in Book 2907, page 605; Book 3852, page 562; Book 5173, page 550; Book 5323, page 310; Book 5733, page 375; and Book 6057, page 950, all said Register's Office; to minimum building setback lines and an easement for public utility and drainage purposes as set forth in the owner's certificate contained in a plan of record in Book 5200, page 531, amending Book 5200, page 77, said Register's Office; and to real estate taxes for 1991, a lien but not yet due and payable.

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 we do covenant with the said Grantee 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 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 the 15th day of January, 1991.

VALLEY VIEW TERRACE
ASSOCIATES, LTD.

BY: _____
Ralph Z. Levy, Jr.
General Partner

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 Ralph Z. Levy, Jr., with whom I am personally acquainted, and who acknowledged that he, as General Partner of Valley View Terrace Associates, Ltd., the bargainor, a Tennessee limited partnership, executed the within instrument as such General Partner for the purposes therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 1991.

Susanne C. Pugh
NOTARY PUBLIC

Commission Expires:
1-9-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty-Six Thousand Five Hundred and no/100 ($36,500.00) Dollars.

Robert Litzler, Pres.
AFFIANT

Subscribed and sworn to before me, this the 15th day of January, 1991.

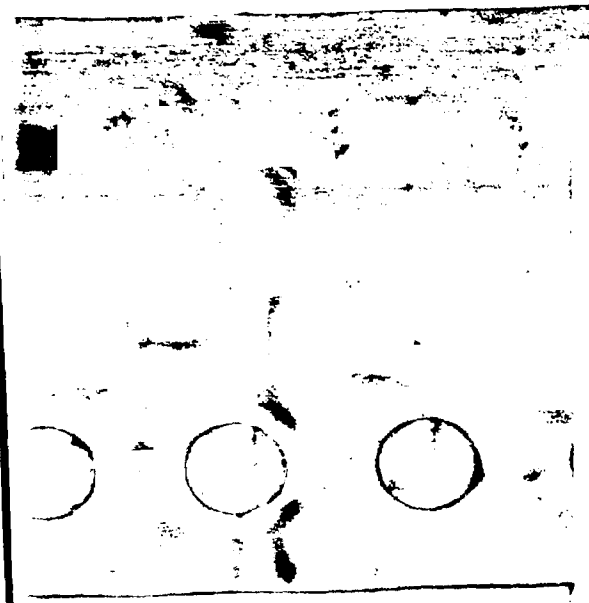
Cristi S. Watson
NOTARY PUBLIC

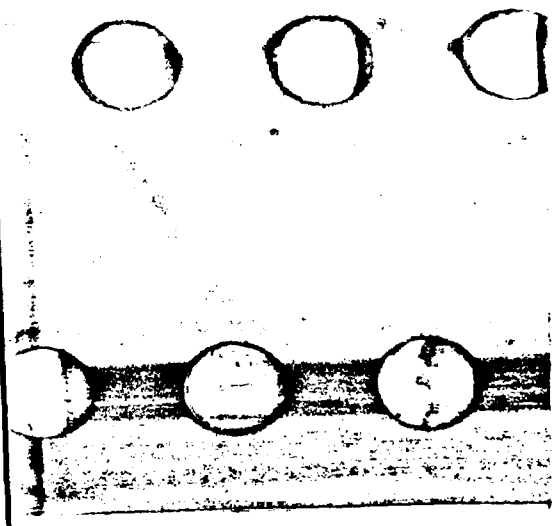
Commission expires:
11-10-91

86907
IDENTIF. REFERENCE
JAN 17 1 56 PM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

92 01 17 0101 02CHECK 127.45

f:\ast\dthreads.ded (January 2, 1991; 3:10pm)





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8277 PAGE 553

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 36500.00
CON TX 120.45
PRFEE 1.00
WDEED 6.00
TOTAL 127.45
CHECK 127.45

01/17/91 01 13:55 0001 6432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86907

IDENTIF. TREFERENCE

JAN 17 1 57 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 390285