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IDENTIF. TREFERENCE

FEB 8 9 35 AM '91

DAVIDSON COUNTY, TN

This Instrument Prepared by:
Crocker and DeSha
Attorneys at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

PAID

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,150.00.

Harold W. Hitt
Affiant

Subscribed and sworn to before me this 5th day of February, 1991.

Notary Public
My Commission Expires: 3-3-92

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
Charlie Investments, a Tennessee General Partnership 1417 Dickerson Road Nashville, TN 37207	SAME	12DA 22185 71-11-35

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by **CHARLIE INVESTMENTS**, a Tennessee General Partnership, composed of Harold Hitt and wife, Lillie S. Hitt, and The Charlie "H" Corporation, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **RUSSELL SIMS** has this day bargained and sold and does hereby transfer and convey unto the said **CHARLIE INVESTMENTS** certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:

Tract #1:

Being a part of Lot No. 17 on the Plan of W. B. Dews Subdivision of record in Book 332, page 53, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron stake at the intersection of the southerly margin of Gatewood Avenue and the easterly margin of Dickerson Road; thence, with the southerly margin of Gatewood Avenue, South 85 degrees, 54' East 86.85 feet to an iron stake; thence, leaving said Gatewood Avenue, South 4 degrees 06' West 144.3 feet to an iron stake; said stake being in the common line of Lots 17 and 18b of said subdivision; thence, with the line between Lots 17 & 18, North 83 degrees, 39' West 115.1 feet to an iron stake, said stake being on the easterly margin of Dickerson Road; thence, with said margin of Dickerson Road with a curve to the left

(radius 2,897.93') 142.46 feet to the point of beginning and containing 0.329 acres according to a survey dated March 4, 1966, by Parrish Engineers, Inc., 2907 Granny White Pike, Nashville, Tennessee.

Tract #2:

Being a part of Lot 17 on the Plan of W. B. Dews Subdivision as of record in Book 332, page 53, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron stake on the southerly margin of Gatewood Avenue and being 86.85 feet east of the easterly margin of Dickerson Road; thence, with the southerly margin of Gatewood Avenue, South 85 degrees, 54' East 154.85 feet to an iron stake, said stake being on the westerly margin of a 10 foot alley; thence, with said westerly margin of the 10 foot alley, South 6 degrees 30' West 150.00 feet to an iron stake, said stake being the common corner of Lots 17 & 18 in said Subdivision; thence, with the line between Lots 17 & 18, North 83 degrees 39' West 148.7 feet to an iron stake, said stake being the southeast corner of Tract No. 1; thence, North 4 degrees 06' East, 144.3 feet to the point of beginning and containing 0.513 acres according to a survey dated March 4, 1966, by Parrish Engineers, Inc., 2907 Granny White Pike, Nashville, Tennessee.

Being the same property conveyed to Russell Sims by deed from Walter Greer and wife, Virginia Greer, of record in Book 8279, page 171, Register's Office for Davidson County, Tennessee.

This is improved property known as 1417 Dickerson Road, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, its successors, heirs, and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 5th day of February, 1991.

Russell Sims

RUSSELL SIMS

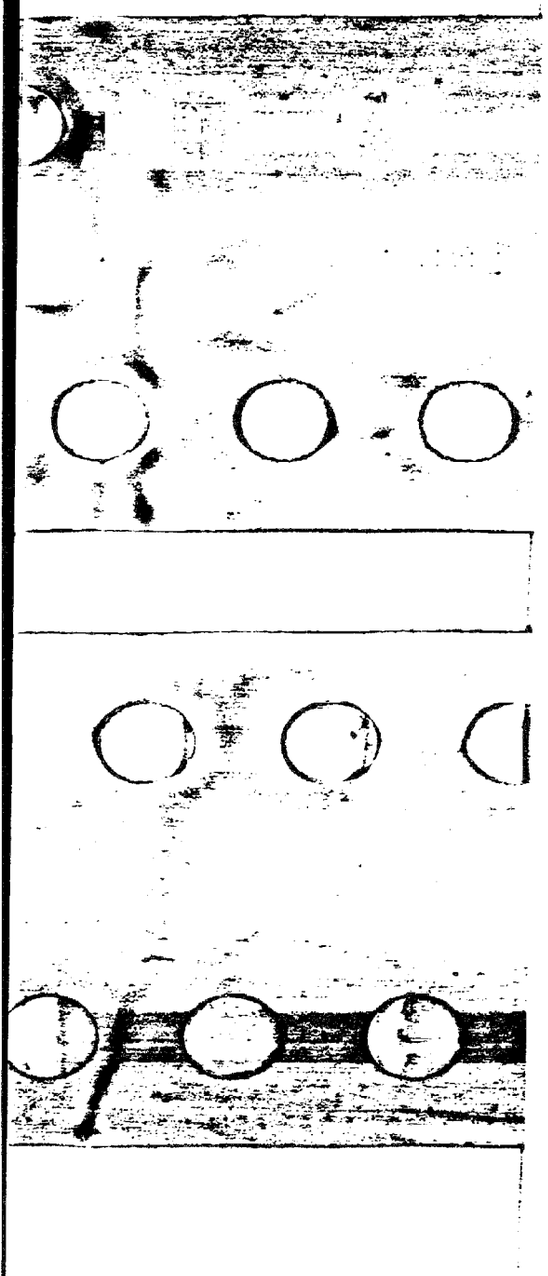
STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Russell Sims, 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 5th day of February, 1991.

Notary Public

My Commission Expires: 3-3-92



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8289 PAGE 581

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 149150.00
				CON TX 492.03
				PRFEE 1.00
				WDEED 9.00
				TOTAL 502.03
				CHECK 502.03
			02/08/91 01	09:34 0001 5211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. T REFERENCE

FEB 8 9 35 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 395536