WARRANTY DEED BOOK 8460 PAGE 776

FROM: T.J. Neal, Grantor

TO: Somers Randolph, Grantee

This instrument was prepared by:
Elizabeth M. Adams
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner as Follows:
412 4th Ave S.
Nashville, TN 37201

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

93-10-436
93-10-437

Field Book Numbers

13W-100000
13W-09595

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $92,000.

Somers Randolph
Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of July, 1991.

Deborah A. Hughey
Notary Public

My Commission Expires: May 28, 1995

FOR AND IN CONSIDERATION OF the sum of Ninety-Two Thousand Dollars ($92,000), the receipt and sufficiency of which are hereby acknowledged, T.J. NEAL, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said SOMERS RANDOLPH, Grantee, his heirs, successors, and assigns, two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of the College Campus Lots, not of record, described as follows:

Beginning at a point on the easterly margin of 4th Avenue South as widened, 156 feet south of the southeast intersection of said

Avenue and Franklin Street; thence eastwardly, parallel with said Franklin Street, 144 feet more or less to the westerly margin of Almond, formerly Hume Street; thence with the same southwardly 25 feet; thence westwardly 144 feet more or less to the westerly margin of said 4th Avenue South; thence with same, northwardly 25 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 52 and 53 on the unrecorded plan of Lots laid out by the University of Nashville, called "College Campus Lots", described as follows:

Beginning on the easterly margin of 4th Avenue South 106 feet southwardly from the southerly margin of Franklin Street; thence at right angles, eastwardly 162 feet more or less to the westerly margin of Hume Street; thence with said Street, southwardly 50 feet to the corner of Lots Nos. 51 and 52; thence with the line between said two lots, westwardly 162 feet more or less to the easterly margin of 4th Avenue; thence with the margin of the same, northwardly 50 feet to the beginning.

Being the same property conveyed to T. J. Neal by Trustee's Deed from Robert F. Spann, Trustee, of record in Book 8376, page 520, as rerecorded in Book 8379, page 534, Register's Office for Davidson County, Tennessee.

Legal description is the same as in the previous deed of record.

This is improved property, known as 410-412 4th Ave South, Nashville, Tennessee 37201.

This conveyance is expressly made subject to the following:

1. The lien for 1991 taxes which have been prorated and will be paid by Grantor.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the

title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 18th day of July, 1991.

T.J. NEAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me Deborah A. Hughes, a Notary Public of said County and State, T.J. NEAL, 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, at Office, this 18th days of July, 1991.

Deborah A. Hughes
Notary Public

My Commission Expires: May 28, 1995

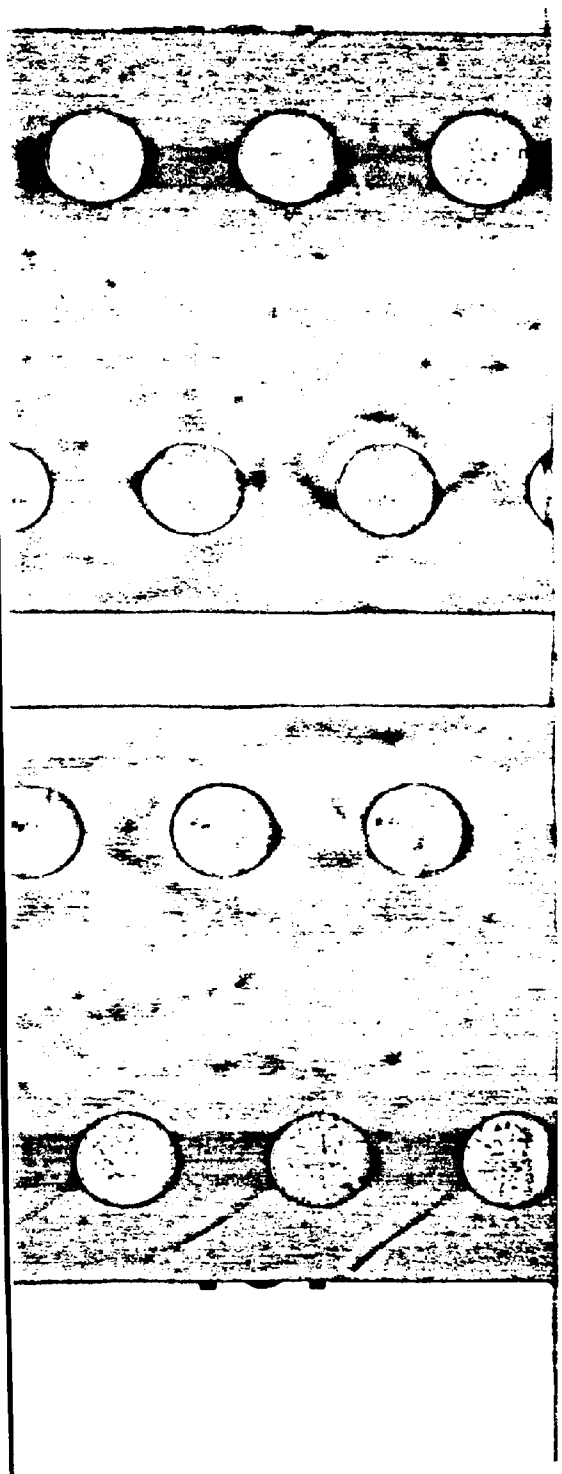
3183.1

IDENTIFICATION REFERENCE

JUL 18 4 09 PM '91

2839 07/18 0101 03CHECK 350.40

5980F/07-17-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8400 PAGE 779

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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 9.00
TOTAL 350.40
CHECK 350.40

07/18/91 01 16:10 0001 2839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 8 3 1.

IDENTIFICATION REFERENCE

JUL 18 4 09 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 441834