This instrument prepared by:
Christian A. Horsnell, Esq.
Wyatt, Tarrant, Combs, Gilbert & Milom
29 Music Square East
Nashville, Tennessee 37203.

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WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
The Lagniappe Group, Inc. P. O. Box 121081 Nashville, TN 37212	The Lagniappe Group, Inc. P. O. Box 121081 Nashville, TN 37212	Map 104-13-B Parcel 88 FB# 7DA 71895

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, I, P. GAIL DAVIES, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto THE LAGNIAPPE GROUP, 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, to-wit:

> Land in Davidson County, Tennessee, being Building Site No. 88 on the plan of Richmeade Place, Section VI, of record in Book 5210, page 357, Register's Office for said County, reference to the record thereof being hereby made for full particulars.
>
> Being the same property conveyed to P. Gail Davies, unmarried, by deed from Sue K. Patton, unmarried, of record in Book 7105, page 661, Register's Office for Davidson County, Tennessee.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS THAT CONTAINED IN THE PREVIOUS DEED OF RECORD.

This conveyance is made subject to: (a) The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, and amended in Book 5036, page 338, Book 5019, page 946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, Book 5733, page 628, all in the Register's Office for said County; (b) the property taxes for 1991 for which Grantee will be responsible; (c) the matters set forth on said plan; and (d) all other easements and restrictions of record.

This is improved property known as #96, 401 Bowling Avenue, Nashville, Tennessee 37205.

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this the 11th day of September, 1991.

P. Gail Davies

P. GAIL DAVIES

[F:\CAH\DAVIEWAR.DED/08/30/91]

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christian A. Horsnell, a Notary Public in and for said county and state, the within named P. GAIL DAVIES, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 11th day of September, 1991.

My Commission Expires:

10-09-91

NOTARY PUBLIC

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

AFFIANT

Subscribed and sworn to before me, this 11th day of September, 19 91.

My Commission Expires:

10-09-91

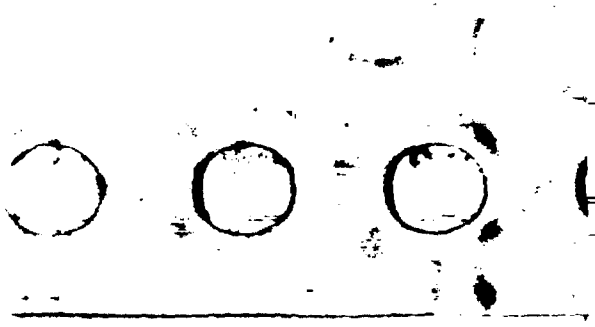
NOTARY PUBLIC

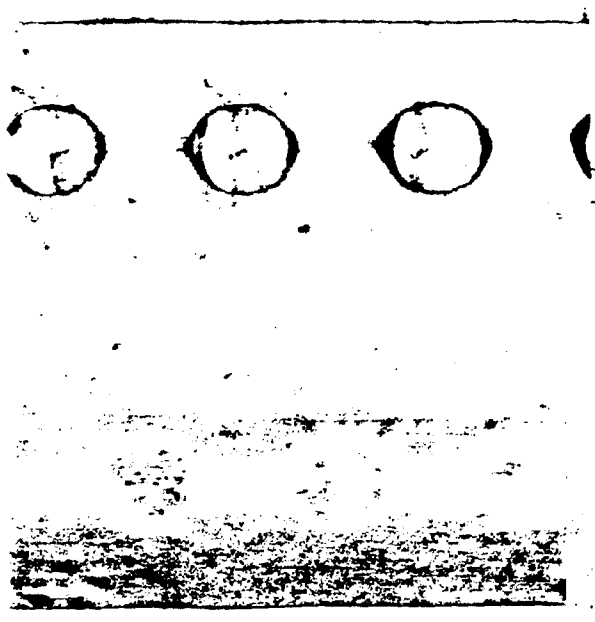
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SEP 12 2 39 PM '91

0432 09/12 0101 03CHECK 617.50







OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 6.00
TOTAL 617.50
CHECK 617.50
09/12/91 01 14:40 0001 0432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46560

IDENTIFICATION REFERENCE

SEP 12 2 39 PM '91

No. 458680