Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Zanies Nashville Building Partnership 2025 Eighth Avenue South Nashville, TN 37204	105-10-183	Same

This instrument prepared by: Boult, Cummings, Conners & Berry ~~(PHC)~~ DKH
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Travis Anderson (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Zanies Nashville Building Partnership (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which have been prorated between the parties and leases of parties in possession.

This is improved property, known as 2023 and 2025 Eighth Avenue South, Nashville, Tennessee.

5.30844.

OCT 9 10 05 AM '91 IDENTIFICATION REFERENCE

1394 10/09 0101 03CHECK 1175.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Travis Anderson
Affiant

Subscribed and sworn to before me this 8th day of October, 1991.

Deborah K. Hayes
Notary Public
My Commission Expires: 3-26-94

DEBORAH K. HAYES NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8th day of October, 1991.

TRAVIS ANDERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Deborah K Hayes, Notary Public, TRAVIS ANDERSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of October, 1991.

Deborah K Hayes
Notary Public

My Commission Expires: 3-26-94

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of a lot or parcel of land marked "Residence" on the Map of Douglas Place, as of record in Book 332, page 130, Register's Office for said County, described partly according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 21, 1939, as follows:

Beginning at the northwest corner of 8th Avenue South and Douglas Avenue; thence with the westerly margin of said Avenue North 22 degrees 15 minutes West 156.8 feet; thence South 67 degrees 45 minutes West 178.5 feet; thence South 23 degrees 30 minutes East 156 feet to the northerly margin of Douglas Avenue; thence with the same North 67 degrees 55 minutes East 175 feet to the beginning.

Being the same property conveyed to Travis Anderson by deed from Wesley Turner, Substitute Trustee of record in Book 6290, page 983, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8460 PAGE 659

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 315000.00
CON TX 1165.50
PRFEE 1.00
MDEED 9.00
TOTAL 1175.50
CHECK 1175.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/09/91 01 10:10 0001 1394

5.30084

IDENTIFICATION

OCT 9 10 05 AM '91

No. 466186