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This Instrument Prepared by:
Freeman A. Marr
Attorney at Law
4222 Lindawood Drive
Nashville, TN 37215

BOOK 8626 PAGE 393

WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$170,500~~ $168,750.00.

Affiant

Subscribed and sworn to before me this 7TH day of February, 1992.

Notary Public

My Commission Expires: 9-15-95

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
Charles L. Hendricks 1417 Dickerson Road Nashville, Tennessee 37207	SAME	71-11-35 12DA 22185

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by **CHARLES L. HENDRICKS** and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, THE **CHARLIE "H" CORPORATION, a Tennessee Corporation,** has this day bargained and sold and does hereby transfer and convey unto the said **CHARLES L. HENDRICKS** certain real estate in Davidson County, Tennessee, 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 Lot 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 THE CHARLIE "H" CORPORATION by deed from William Castleman, Trustee, of record in Book 8317, Page 225, Register's Office for Davidson County, Tennessee.

ALSO BEING The same property conveyed to William Castleman, Trustee, by deed from Charlie Investments, a Tennessee General Partnership, composed of Harold Hitt and wife, Lillie S. Hitt, and the Charlie "H" Corporation, of record in Book 8317, Page 225, Register's Office for said County.

ALSO BEING the same property conveyed to CHARLIE INVESTMENTS, a Tennessee General Partnership, composed of Harold Hitt and wife, Lillie S. Hitt, and the Charlie "H" Corporation, by deed from Russell Sims, of record in Book 8289, Page 578, said Register's Office.

This conveyance is made subject to a Commercial Lease Agreement dated October 1, 1991, by and between Martha Neal and Herschel Neal, and The Charlie "H" Corporation.

This conveyance is made subject to a Deed of Trust of record in Book 8279, Page 175, said Register's office.

This conveyance is made subject to an Easement of record in Book 3986, page 336, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, his 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 Grantee, his 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 7 day of February, 1992.

THE CHARLIE "H" CORPORATION

BY: _____

ITS: _____

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Douglass Gilmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The CHARLIE "H" CORPORATION, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 1992.

NOTARY PUBLIC

My commission expires: 9-15-95

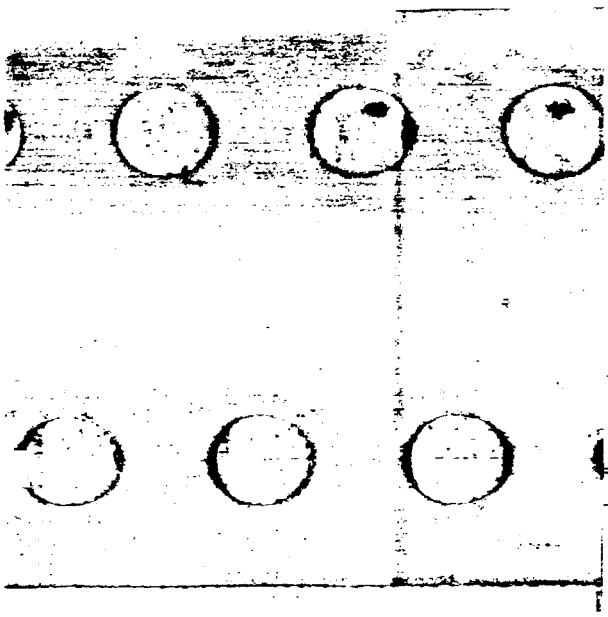
11036.4

IDENTIF. TREFERENCE

MAY 14 2 54 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6875 05/14 0101 03CHECK 634.19



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	
			168750.00	
			CON TX 624.19	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 634.19	
			CHECK 634.19	
05/14/92	01		14:54 0001 6875	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0364

IDENTIF. REFERENCE

MAY 14 2 54 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 531081