Exh #2

FORM NO. WD-1

BOOK 8702 PAGE 557

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 1992

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
JERRY C. PENDERGRASS (NAME)	JERRY C. PENDERGRASS (NAME)	93-10-240
2437 Rossville Blvd. (STREET ADDRESS OR ROUTE NUMBER)	2437 Rossville Blvd. (STREET ADDRESS)	93-10-244
Chattanooga, TN 37408 (CITY) (STATE) (P.O. ZIP)	Chattanooga, TN 37408 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES B. HEMMER AND WIFE, M. JEAN HEMMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY C. PENDERGRASS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT I: Land in Davidson County, Tennessee, being the northerly 19 feet of Lot No. 18 and the southerly 32-3/4 feet of Lot No. 19 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County.

Said parts of said lots adjoin and front together 51-3/4 feet on the westerly side of 5th Avenue, South, formerly Summer Street, and run back between parallel lines 210 feet to an alley.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Blood's Subdivision of Lots Nos. 14, 15 and 16 and part of Lot 17 in the Barrow Grove Plan, of record in Book "S", page 279, Register's Office for said County.

Said Lot fronts 40 feet on the westerly side of Fifth Avenue, South, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Charles B. Hemmer and wife, M. Jean Hemmer, by deed from Leonard Weil and wife, Ruth May Weil, of record in Book 5665, page 661, said Register's Office, as to Tract I; and by deed of record in Book 6481, page 509, said Register's Office, as to Tract II.

This is unimproved ( ) improved (X) property, known as 521 and 531 Fifth Avenue, South - Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 14th day of August, 1992

Charles B. Hemmer
CHARLES B. HEMMER

M. Jean Hemmer
M. JEAN HEMMER

STATE OF TENNESSEE }
Davidson County }

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Personally appeared befcre me, the undersigned, a Notary Public in and for said County and State, the within named Charles B. Hemmer and wife, M. Jean Hemmer

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 19 92

ANN SMITH NOTARY PUBLIC

Commission Expires 1/22/95

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

3.7.0.7.5.

IDENTIFIREFERENCE

AUG 17 10 37 AM '92

CLIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0991 08/17 0101 CSCHECK 1304.00

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____ BOOK 8702 PAGE 559

FOR _____

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 350000.00
				CON TX 1295.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1304.00
				CHECK 1304.00
08/17/92	01			10:39 0001 0991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.7.0:7.5

IDENTIFICATION REFERENCE

AUG 17 10 37 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 560761