Box 42

BOOK 8748 PAGE 867

THIS INSTRUMENT PREPARED BY:
John M. Baird
White & Reasor
3305 West End Avenue
Nashville, TN 37203
File Box No. 42

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel No.:
CPC-WEDGEWOOD, L.P. 650 Wedgewood Avenue Nashville, TN 37203	Bank of America NT & SA Dept. #3145 SCF Pasadena, CA 91051-3145	105-10-74 6DA 21855

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration (including, without limitation, Grantee's assumption of, and agreement to pay and perform under, that Deed of Trust, Assignment of Rents and Security Agreement of record in Book 7344, page 790, Register's Office for Davidson County, Tennessee, and the indebtedness secured thereby) the receipt of which is hereby acknowledged, WALTER L. TIMMONS, JR., hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto CPC-WEDGEWOOD, L.P., a Tennessee limited partnership, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, described according to a survey by R. L. Montoya-Land Surveying, dated August 18, 1987, as follows:
>
> Beginning on the northerly margin of Wedgewood Avenue, being 150 feet from Stewart Place; thence North 88 deg. 57 min. 09 sec. West 50 feet to a point; being the southeast corner of the property conveyed to Bond Chadwell Company, of record in Book 1165, page 526, Register's Office for said County; thence with said company's eastern boundary line north 00 deg. 17 min. 45 sec. West 803.5 feet, more or less, to the southerly margin of Southgate Avenue, as widened; thence with the same South 88 deg. 56 min. 57 sec. East 50 feet; thence south 00 deg. 17 min. 45 sec. East 803.5 feet, more or less, to the northerly margin of Wedgewood Avenue; the point of beginning.

Being the same property conveyed to Walter L. Timmons, Jr., by deed from Union Financial Corporation, a Tennessee corporation of record in Book 7344, page 787, Register's Office for said County.

This is improved property known as 650 Wedgewood Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor further covenants and binds himself, his heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whatsoever; provided, however, that this conveyance is subject to the following:

1. Ad valorem taxes for the current year which have been prorated and assumed by Grantee.

2. Deed of Trust, Assignment of Rents and Security Agreement of record in Book 7344, page 790, Register's Office for Davidson County, Tennessee.

3. A ten (10) foot utility and drainage easement along the easterly line of the property.

Joanne L. Timmons, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying, and does hereby convey, to the Grantee, any and all right, title and interest which she may have in the above-described real property by reason of her marriage to the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 30th day of September, 1992.

"GRANTOR"

Walter L. Timmons, Jr.
WALTER L. TIMMONS, JR.

Joanne L. Timmons
JOANNE L. TIMMONS

[Notary Acknowledgements on Following Page]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M Baird, a Notary Public for the State and County aforesaid, WALTER L. TIMMONS, JR., 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 30th day of September, 1992.

Notary Public

My commission expires:
1-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Baird, a Notary Public for the State and County aforesaid, JOANNE L. TIMMONS, JR., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 1992.

Notary Public

My commission expires:
1-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 358 848 04.

AFFIANT

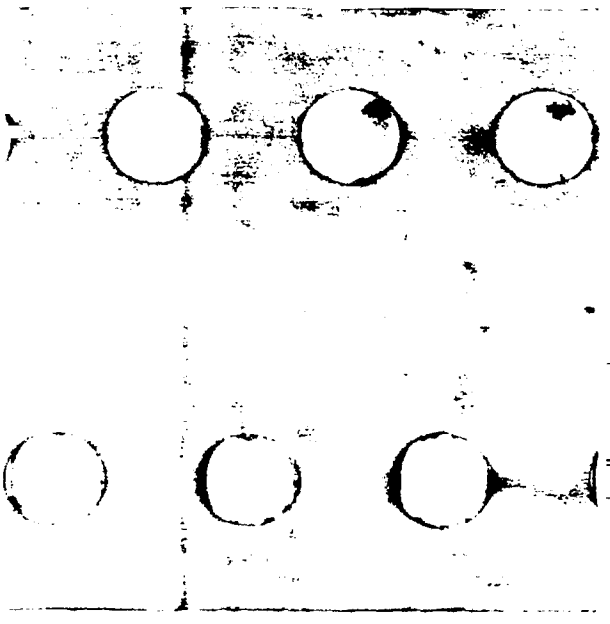
SUBSCRIBED and sworn to before me, this 30th day of September, 1992.

Notary Public

My commission expires:
1-23-94

5209 IDENTIFICATION REFERENCE 5 3 29 PM '92 DAVIDSON COUNTY, TN

769.50 10/05 0101 03CHECK 970.56



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8748 PAGE 870

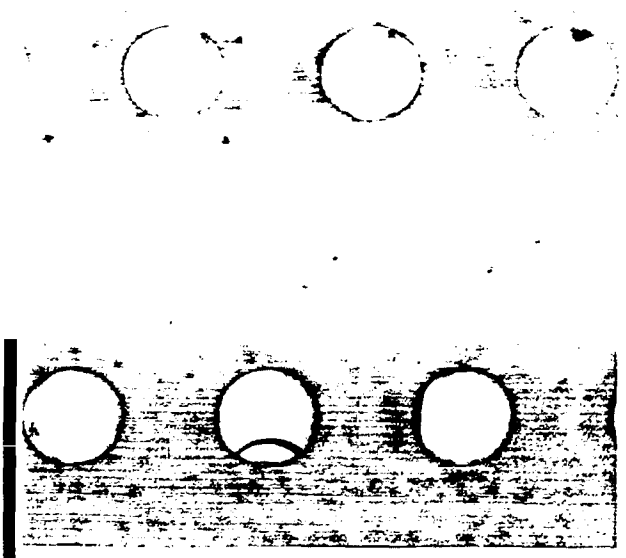
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				258848.04
			CON TX	957.56
			PRFEE	1.00
			WDEED	12.00
			TOTAL	970.56

CHECK 970.56

10/05/92 01 15:29 0001 7659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



52092

REGISTER'S OFFICE REFERENCE

OCT 5 3 23 PM '92

DAVIDSON COUNTY, TN

No. 577195