This instrument prepared by:
Claiborne K. McLemore III
2500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 8873 PAGE 725

Address New Owner:
M & R Properties
116 Thirtieth Ave, S.
Nashville, TN 37212

Send Tax Bills To:
Same

Map: 104-2
Parcel: 382

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 of which is hereby acknowledged, J. TERRY HUNTER AND WIFE, MARY S. HUNTER, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to M & R Properties, a partnership composed of William W. McInnes and Anthony A. Rose (the "Grantee"), its successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

> All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety

This is improved property known generally as 116 Thirtieth Avenue, South, Nashville, Tennessee.

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

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their 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.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 25th day of February, 1993.

J. Terry Hunter
J. TERRY HUNTER

Mary S. Hunter
MARY S. HUNTER

95442

IDENTIFICATION REFERENCE

FEB 25 3 55 PM '93

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Terry Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 25th day of February, 1993.

Vicki A. Jones
NOTARY PUBLIC

My Commission expires: 9-16-95

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary S. Hunter, 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 seal at office in Nashville, Tennessee this 25 day of February, 1993.

Debbie R. Parker
NOTARY PUBLIC

My Commission expires: May 28, 1995

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Cindy A. Rose
Affiant

Subscribed and sworn to before me, this 25th day of February, 1993.

Vicki A. Jones
Notary Public
My Commission expires: 9-16-95

B:\b002d121

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Henry George's Subdivision of part of Lot No. 56 of the Boyd Cocrill Spring Tract, of record in Book 161, page 17, Register's Office for Davidson County, Tennessee.

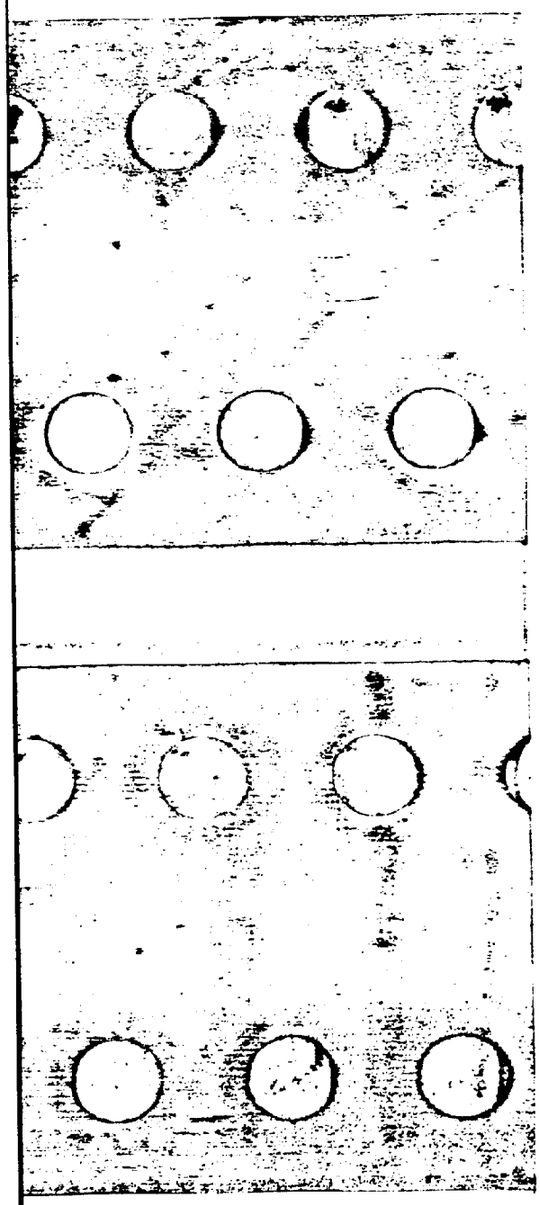
Said Lot No. 2 fronts 50 feet on the easterly side of 30th Avenue South, formerly Parker Street, and runs back between parallel lines 128 feet, more or less, to an original west line of Lot No. 56.

Being the same property conveyed to J. Terry Hunter and wife, Mary S. Hunter, by deed from Richter and Tigert Builders, Inc., A Tennessee Corporation, of record in Book 6360, page 844,Register's Office for Davidson County, Tennessee.

The above described property is subject to the following:

1. 1993 property taxes, which have been prorated and are assumed by the Grantee.

7098 02/25 0101 03CHECK 975.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8873 PAGE 728

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				260000.00
			CON TX	962.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	975.00
			CHECK	975.00
02/25/93	01		15:53 0001	7098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.5.4 4.2

IDENTIFICATION REFERENCE

FEB 25 3 55 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 624696