THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***200,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 1993.

Notary Public

My Commission Expires: 1-29-94

WATTS MITCHELL NOTARY PUBLIC AT LARGE TENNESSEE

1578

IDENTIFICATION REFERENCE

MAY 4 10 07 AM '93

DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
DOUGLAS R. SHERMAN, JR. and WINIFRED C. SHERMAN 745 Benton Avenue Nashville, Tennessee 37204	SAME	MAP 105-10 PARCEL 315 22W 00120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 ($***200,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, **BEN ANDERSON ALLEN, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS R. SHERMAN, JR. and wife, WINIFRED C. SHERMAN,** 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:

BEING the easterly 80.0 feet of the westerly 135.0 feet of Block No. 9 on the Map of Yarbrough's Subdivision of Woodland of record in Book 57, page 148, Register's Office for Davidson County, Tennessee.

SAID part of Block 9 fronts 80.0 feet on the southerly side of Benton Avenue (formerly Jefferson Street) and runs back between parallel lines, parallel with and 55.0 feet east of the easterly margin of Grantland Avenue, 165.0 feet to an alley.

BEING the same property conveyed to Ben Anderson Allen, unmarried, by deed from William T. Jennings and wife, Joann Welch Jennings, of record in Book 6013, page 781, Register's Office for Davidson County, Tennessee.

This is improved property known as 745 Benton Avenue, Nashville, Tennessee 37204.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Yarbrough's Subdivision of Woodland, of record in Book 57, page 148, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of April, 1993.

Ben Anderson Allen

BEN ANDERSON ALLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEN ANDERSON ALLEN, the bargainor, 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 official seal this 30th day of April, 1993.

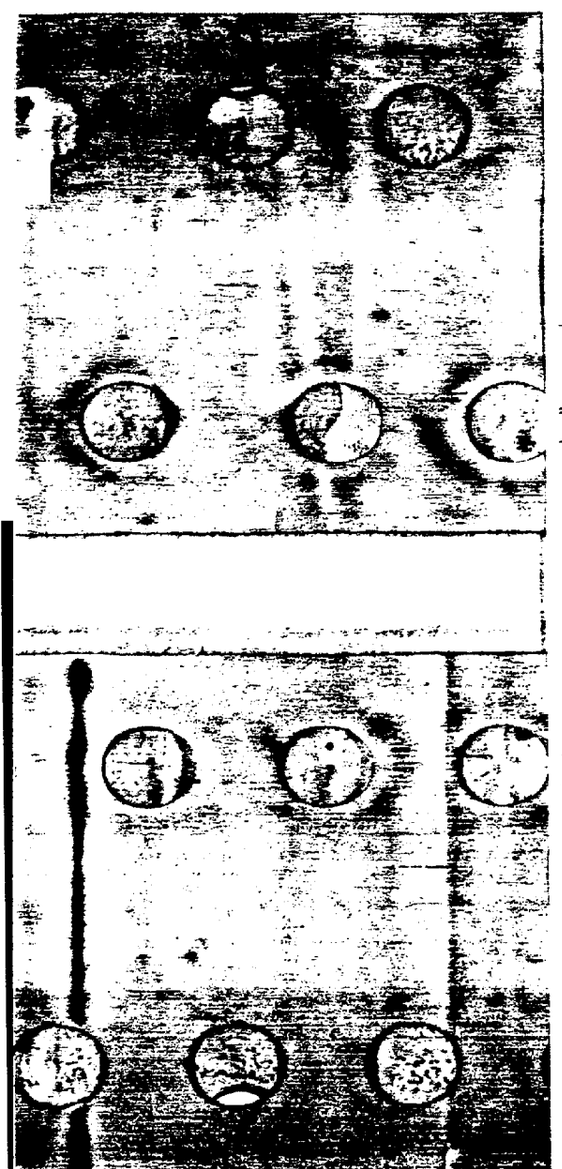
Notary Public

My Commission Expires:

1-23-94

MITCHELL A. ATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8865 05/04 0101 03CHECK 749.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8936 PAGE 129

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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
TOTAL 749.00
CHECK 749.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/04/93 01 10:45 0001 9865

1578

IDENTIFI REFERENCE

MAY 4 10 47 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 647003