WARRANTY DEED

FILE BOX 49

LTIC FILE NUMBER: 93-19257
THIS INSTRUMENT PREPARED BY:
RICHARD WILE, ESQ., WILE, GEORGIADES, HOMYAK & NORKUS, P.C.
1300 GULF TOWER, PITTSBURGH, PENNSYLVANIA 15219-1911

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

AFFIANT

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF JUNE, 1993

My Commission Expires Nov. 26, 196

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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Send Tax Bills To:	Address New Owner:	Map-Parcel Numbers:
Same	Lufay Anderson Sweet, II 909 South Oak Forest Road Adolphus, KY 42120	093-06-04-017 093-06-04-018

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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, Peter N. Georgiades, as Attorney and Trustee for Robert Miller, Carey Miller, Richard Miller, James Miller, Kody Miller and Justin Miller,

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

Lufay Anderson Sweet, II

7243 06/15 0101 03CHECK 656.50

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 part of Lot No. 21, on the plan of Davidson Academy Lots, not of record, described as follows:

Beginning on the southerly margin of Broadway at a point 46 feet 2.5 inches east of the easterly margin of 4th Avenue South, as widened, said point being the northeast corner of the Freiburger property; thence with the southerly margin of Broadway eastwardly 22 feet 1.5 inches, more or less, to the northwest corner of a strip of ground 9 inches wide conveyed to J.W. Dixon by deed from Edgar Cherry of record in Book 227, page 11, Register's Office for Davidson County; thence with the westerly line of said strip southwardly 90 feet; thence at right angles westwardly 22 feet 1.5 inches, more or less, to the southeast corner of said Freiburger property; thence with the easterly line of same northwardly 90 feet to the beginning.

TRACT II:

LAND being known as City No. 323 Broad Street, Nashville, Tennessee, and being part of Lot 21 on the Map of Davidson Academy Lots, not of record, and described according to copy of a survey thereof made by Z.J. Wilkinson, Surveyor, dated July 19, 1958, as follows: Beginning at a point in the south margin of Broad Street 90 feet 3 inches east of the old margin of Fourth Avenue South before it was widened, said point being now located 68 feet 1 inch east of the northwest corner of a 3-story building located at the southeast corner of Fourth Avenue and Broad Street; thence with the margin of Broad Street, easterly 20 feet 10 inches to a point; thence southerly 115 feet to a point; thence westerly 20 feet to a point; thence northerly 25 feet to a point; thence westerly 9 inches to a point; thence northerly 90 feet to the point of beginning.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Being the same property conveyed to Peter N. Georgiades, as Attorney and Trustee for Robert Miller, Carey Miller, Richard Miller, James Miller, Kody Miller and Justin Miller by Deed of Record in Book 8595, page 978, as to Tract I and Book 8595, page 981, as to Tract II, Register's Office for Davidson County, Tennessee.

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unimproved ( )
This is improved (xx) property known as: 323 & 325 Broadway
Nashville, Tennessee

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 my hand this 3rd day of June, 1993.

Peter N. Georgiades, As Trustee
Peter N. Georgiades,
as Trustee

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

Before me, the undersigned, a Notary Public within and for the Commonwealth and County aforesaid, personally appeared Peter N. Georgiades, as Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged he executed the within instrument for the purposes therein contained.

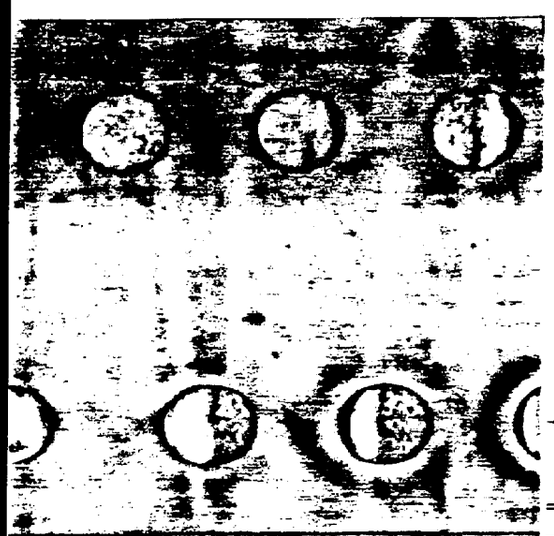
Witness my hand and official seal at Pittsburgh, Pennsylvania on this the 3rd day of June, 1993.

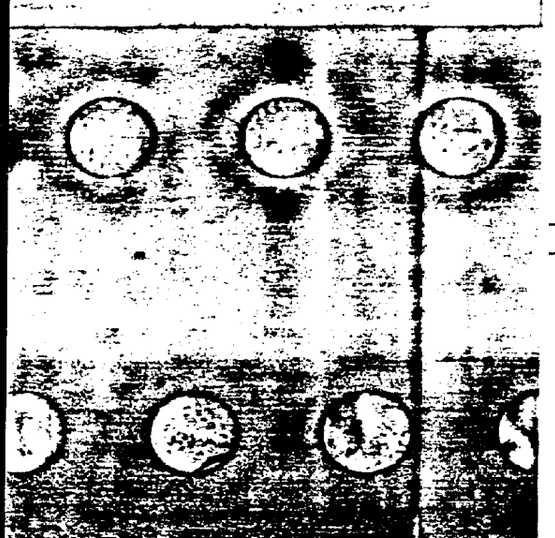
My Commission Expires _____

Marlean R. Fitzurka
Notary Public

Notarial Seal
Marlean R. Fitzurka, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Dec. 14, 1996
Member, Pennsylvania Association of Notaries

300411
IDENTIFICATION REFERENCE
JUN 15 8 36 AM '93
LIZ Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06-58-0001 7243

3.00 4 I

IDENTIFICATION REFERENCE

JUN 15 8 56 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 662521