FILE BOX 9

BOOK 9045 PAGE 766

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

William M. Christie III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 19 93

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5/28/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
2120 Crestmoor Ave., Suite 2008, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunset Partners (NAME)	New Owner (NAME)	Map 104-8
2001 Belcourt Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 161
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(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, William Maxwell Christie, III, single, and Mary Candace Worsham,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Randall Rayburn and Frederick P. Sanjek, a partnership d/b/a Sunset Partners (Partnership Agreement dated July 1, 1993),

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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Christopher and Kirkman's Belmont Park Addition, recorded in Book 57 at page 158 in the Register's Office for said County, metes and bounds description thereof being attached hereto and made part hereof by this reference thereto.

See said Attachment for derivation clause.

Mary Candace Worsham joins in the execution of this deed only for the purpose of confirming the conveyance set forth in the deed recorded in Book 8690 at page 188 in said Register's Office.

This conveyance is made subject to property taxes for 1993 which have been prorated, Grantee to pay.

51488
IDENTIF. A REFERENCE

93 AUG 12 PM 2:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX property, known as 1801 20th Avenue South, Nashville, Tennessee 37212
(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 6th day of August, 19 93

William Maxwell Christie III — Mary Candace Worsham

William Maxwell Christie, III — Mary Candace Worsham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named William Maxwell Christie, III, and Mary Candace Worsham

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of August 19 93

Commission expires 5/28/95

John V. Adams
John V. Adams Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
William Maxwell Christie, III
and Mary Candace Worsham

TO
Sunset Partners

PREPARED BY:
John V. Adams, Attorney
2120 Crestmoor Avenue
Suite 2008
Nashville, TN 37215

Description attached to deed dated August 6, 1993 from William Maxwell Christie, III, single, and Mary Candace Worsham, to J. Randall Rayburn and Frederick P. Sanjek, a partnership d/b/a Sunset Partners.

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Christopher and Kirkman's Belmont Park Addition, recorded in Book 57 at page 158 in the Register's Office for said County, described according to a survey made by John Kohl and Company, P.C., (Patrick S. Coode, R.L.S., Tenn. No. 855) dated July 6, 1993, as follows:

Beginning at a Punch Mark at the intersection of the westerly margin of Twentieth Avenue South and the southerly margin of Belcourt Avenue; thence with the westerly margin of Twentieth Avenue South, south 6° 56' 00" West 59.96 feet to a Punch Mark at the common corner of Lots Nos. 4 and 5 on said Map; thence with the line between said Lots Nos. 4 and 5, north 82° 10' 16" west 158.98 feet to an iron pin in the easterly margin of Alley No. 922 (15.00 feet in width); thence with the easterly margin of said Alley, north 6° 54' 01" east 59.81 feet to an iron pin in the southerly margin of Belcourt Avenue; thence with the southerly margin of Belcourt Avenue, south 82° 13' 30" east 159.02 feet to the point of beginning.

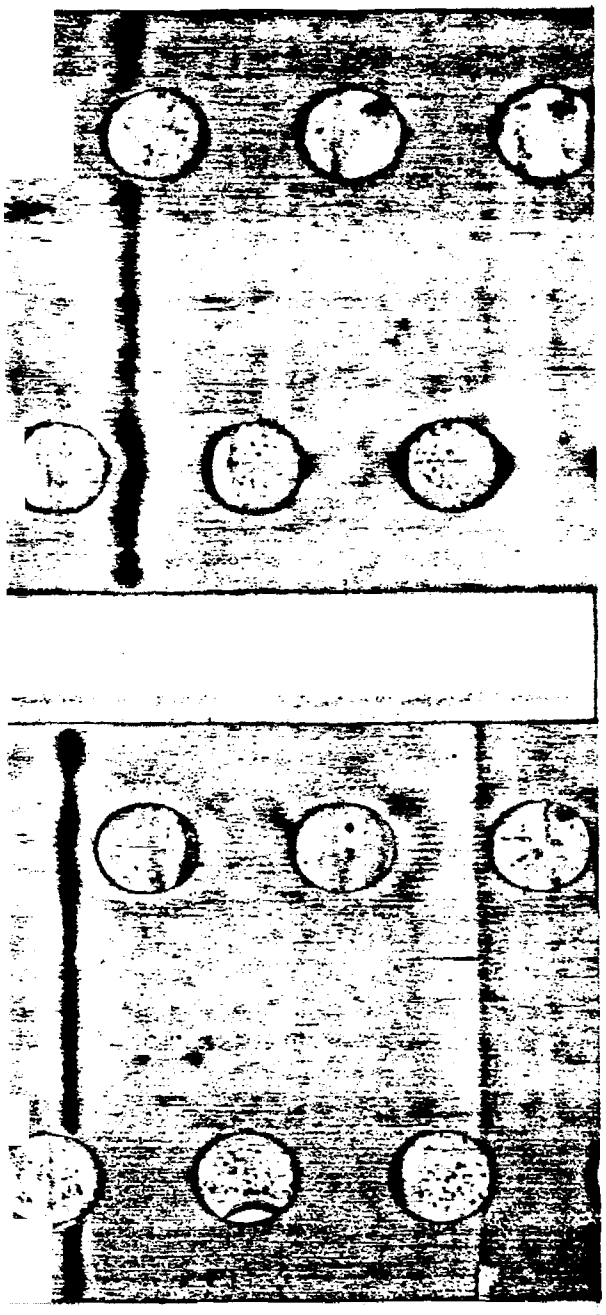
Being the same property conveyed to Elizabeth K. Christie by deed of record in Book 4524, page 196, Register's Office for Davidson County, Tennessee. Elizabeth H. Christie, one and the same person as Elizabeth K. Christie, died October 8, 1988, leaving a Last Will and Testament dated March 29, 1986, which was probated by the Davidson County Probate Court (docket number 91706) and place of record in Will Book 164, page 796, of the County Court Clerk's Office for said County. By said Will which is of record in Book 7710, page 690, said Register's Office, said property was devised to Mary Candace Worsham, Catherine Payge Slayton and William Maxwell Christie, III, a one-third (1/3) interest each. Being the same property conveyed to Mary Candace Worsham and William Maxwell Christie, III, as equal tenants in common, by deed from Mary Candace Worsham, as Executrix of the Estate of Elizabeth H. Christie, deceased, and Catherine Payge Ambrose (same as Catherine Payge Slayton), of record in Book 7958, page 206, said Register's Office.

By deed of record in Book 8690, page 188, Register's Office for said County, the said William Maxwell Christie, III, as Attorney-In-Fact for the said Mary Candace Worsham, pursuant to an Agreement attached to and made Exhibit "B" to said deed, conveyed her interest in the property to William Maxwell Christie, III.

William Maxwell Christie III
William Maxwell Christie, III

Mary Candace Worsham
Mary Candace Worsham

9147 08/12 0101 03CHECK 1585.50



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

RECEIVED OF _____ BOOK 9045 PAGE 769

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	
				425000.00
			CON TX	1572.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1585.50
			CHECK	1585.50
08/12/93	01	14:06	0001	9147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51488
IDENTIF. & REFERENCE

93 AUG 12 PM 2:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 685498