BOOK 9052 PAGE 879

GENERAL WARRANTY DEED

FROM:	Bob Montgomery and Sonja Carol Montgomery, Grantors	This instrument was prepared by: Jeffrey R. King Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	Steven D. Cox and Theodore S. Files, Grantees	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
612 Humboldt Street Reno, Nevada 89509		104-8353
		Field Book Numbers
	New Owner	22W-16650

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty Thousand and No/100 Dollars ($120,000.00).

Steven D Cox
Affiant

SUBSCRIBED AND SWORN TO before me, this the 12th day of August, 1993.

Notary Public

My Commission Expires: 11-20-94

FOR AND IN CONSIDERATION OF the sum of One Hundred Twenty Thousand and No/100 Dollars ($120,000.00), the receipt and sufficiency of which are hereby acknowledged, Bob Montgomery and Sonja Carol Montgomery (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Steven D. Cox and Theodore S. Files (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1614 16th Avenue South, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee[s], their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 12th day of August, 1993.

Bob Montgomery
BOB MONTGOMERY

Sonja Carol Montgomery
SONJA CAROL MONTGOMERY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim Hymrick, a Notary Public of said County and State, BOB MONTGOMERY, the within named 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, at Office, this 12 day of August, 1993.

Kim Hymrick
Notary Public

My Commission Expires: 11-20-96

NOTARY PUBLIC

BOOK 9052 PAGE 884

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kim Hamrick, a Notary Public of said County and State, SONJA CAROL MONTGOMERY, the within named bargainor, 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, at Office, this 4th day of August, 1993.

Kim Hamrick
Notary Public

My Commission Expires: 11-20-96

EXHIBIT A BOOK 9052 PAGE 882

Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Subdivision of Lot No. 60 in O. B. Hayes' Subdivision of large lots called Rokeby, as of record in Book 161, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the easterly side of 16th Avenue South and extends back between parallel lines 145 1/2 feet to an alley.

Being the same property conveyed to Bob Montgomery by deed from Christian A. Horsnell, Substitute Trustee, of record in Book 8753, Page 271, and to Sonja Carol Montgomery by deed from Bob Montgomery of record in Book 8774, page 533, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

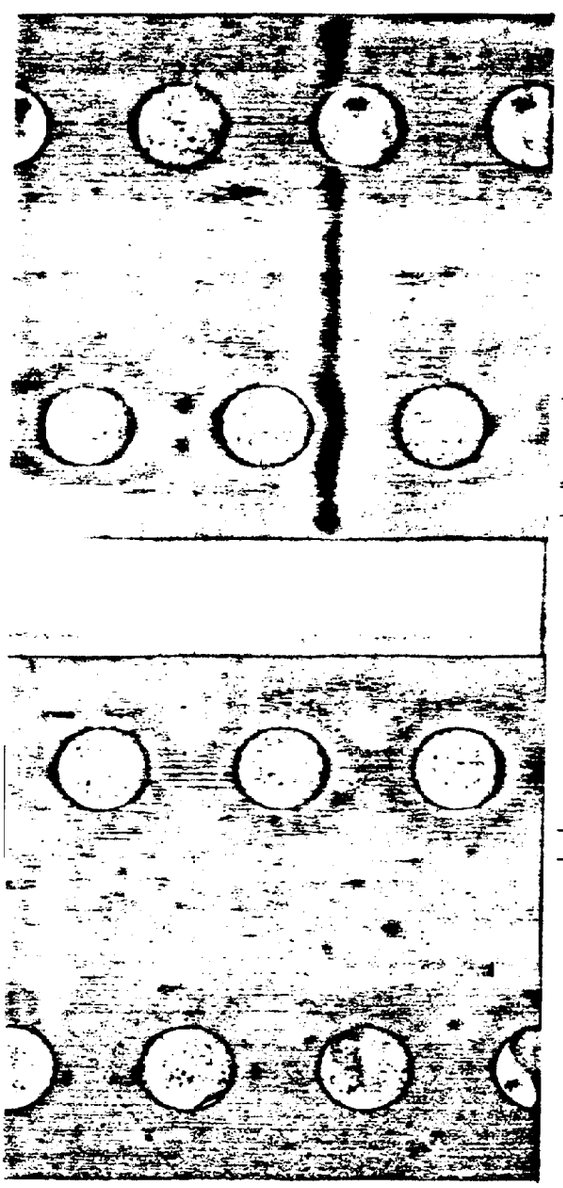
1. Taxes for 1993 constitute a lien but are not yet due and payable.

2. All matters shown on plan of record in Book 161, page 133, said Register's Office.

54008
IDENTIFICATION REFERENCE

93 AUG 19 PM 3:15

1903 08/19 0101 03CHECK 461.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9052 PAGE 833

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 120000.00
CON TX 444.00
PRFEE 1.00
WDEED 16.00
TOTAL 461.00
CHECK 461.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/19/93 01 15:16 0001 1963

54008
IDENTIF. & REFERENCE

93 AUG 19 PM 3:15

REGISTER
DAVIDSON COUNTY, TN.

No. 688229