Box #1

GENERAL WARRANTY DEED BOOK 9192 PAGE 690

FROM: Joseph A. Custer and wife, Michelle H. Custer, Grantees
TO: Crews Johnston, III and wife, Bratschi C. Johnston, Grantors

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number 129-8-109.00
101 Taggart Avenue Nashville, TN 37205	(new owner)	Field Book Number 7DZ-32570

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifty Eight Thousand Five Hundred and 00/100 Dollars ($158,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of December, 1993.

Notary Public

My Commission Expires: 9-21-96

FOR AND IN CONSIDERATION OF the sum of One Hundred Fifty Eight Thousand Five Hundred and 00/100 Dollars ($158,500.00), the receipt and sufficiency of which are hereby acknowledged, Joseph A. Custer and wife, Michelle H. Custer (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Crews Johnston, III and wife, Bratschi C. Johnston (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 101 Taggart Avenue, Nashville, Tennessee 37205.

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 Grantees, 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 17th day of December, 1993.

Joseph A. Custer

Michelle H. Custer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Joseph A. Custer, 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 17th day of December, 1993.

Notary Public

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Michelle H. Custer, 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 17 day of December, 1993.

Lisa Anne Crawford
Notary Public

My Commission Expires: 9-21-96

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 23 on Block "E" on the Second Revised Plan of Highlands of Belle Meade No. 2 as of record in Book 1130, page 71 and 72, Register's Office for said County.

Beginning at a point in the south margin of Taggart Avenue at the corner of Lot Nos. 22 and 21; thence west with said Avenue, 93.55 feet to a point; thence around a curve in a southwesterly direction 31.42 feet to the point in the easterly margin of State Highway 100; thence with said Highway in a southerly direction 172.45 feet to a point; thence easterly 116.93 feet to the line between Lot Nos. 22 and 23; thence with the line between said lots, northerly 197.62 feet to the point of beginning.

Being the same property conveyed to Grantors by deed from A.C. Spain and wife, Dottie Spain of record in Book 8897, page 654, said Register's Office.

The above description is the same as in the previous deed of record.

EXHIBIT B

All matters shown on the plan of record in Book 1130, page 71 and 72, said Register's Office.

98616

93 DEC 20 AM 11:04

6046 12/20 0101 03CHECK 603.45

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

RECEIVED OF _____

FOR _____

BOOK 9192 PAGE 694

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			
			158500.00	
	CON TX		586.45	
	PRFEE		1.00	
	WDEED		16.00	
	TOTAL		603.45	
	CHECK		603.45	
12/20/93	01	11:05 0001	6046	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98616
IDENTIF. A REFERENCE

93 DEC 20 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 736023