Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
814 Knox Avenue Trust c/o Robert Shemin P. O. Box 68314 Nashville, TN 37206	Same	Map 118-1 Parcel 421

Mail

This instrument prepared by: Williams & Prochaska, P.C. (JRP)
L & C Tower
401 Church Street, Suite 2600
Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **JESSE DAVIDSON, III** ("Grantor") has bargained and sold, and hereby transfers and conveys to **JOSEPH R. PROCHASKA, AS TRUSTEE OF THE 814 KNOX AVENUE TRUST** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, generally described as 814 Knox Avenue, Nashville, Tennessee 37204, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for 1993 which are due and payable, and real estate taxes for 1994 which are a lien, but not yet due and payable.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 22,000 r.

Affiant

Subscribed and sworn to before me this 12th day of January, 1994.

Notary Public
My Commission Expires: 5/25/96

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2. Subject to the rights of parties in possession of the Property.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

07134
IDENTIF. & REFERENCE

94 JAN 12 PM 3:

FELIX [illegible] REGIS
DAVIDSON COUNTY, TN

Executed this 12th day of January, 1994.

Jesse Davidson, III

This is real property, known as 814 Knox Avenue, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Laurie H. Bowser, a Notary Public in and for the State and County aforesaid, **JESSE DAVIDSON, III**, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 12th day of January, 1994.

Laurie H. Bowser
Notary Public

My Commission Expires: 5/25/96

shemin\814knox\docs\deedwarr.dav

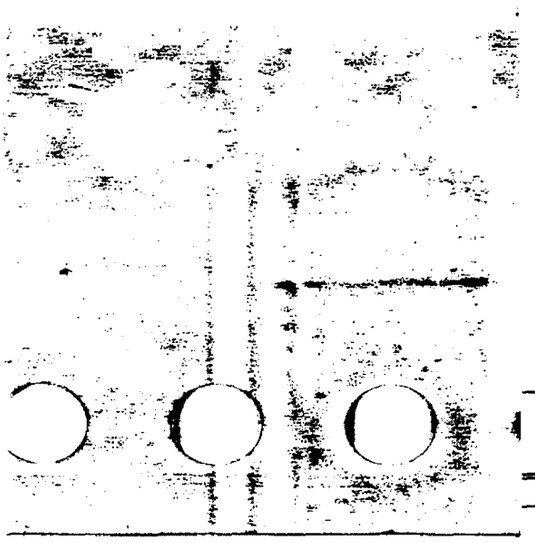
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 and the easterly 1/2 of Lot No. 2 on the Map of Mrs. Meta Gale's Subdivision in Waverly Place, of record in Book 974, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and part of Lot No. 2 front 75 feet on the northerly side of Knox Avenue extended, and run back between lines, 117 feet on the easterly line of Lot No. 3 and 132 feet, more or less, on the westerly line of said part of Lot No. 2, to a dead line measuring 75 feet thereon.

Being the same property conveyed to Jesse Davidson, Jr. and wife, Coteria G. Davidson, by deed from Frank A. Carter and wife, Annie E. Carter, of record in Book 4055, page 641, Register's Office for Davidson County, Tennessee; the said Coteria G. Davidson having pre-deceased her husband, Jessie Davidson, Jr., and the said Jesse Davidson, Jr. having died intestate on June 6, 1990, his estate having been administered in the Probate Court for Davidson County, Tennessee, under Docket No. 95662, and title vested in his heirs at law.

9119 01/12 0101 03CHECK 94.40



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

RECEIVED OF _____

FOR _____

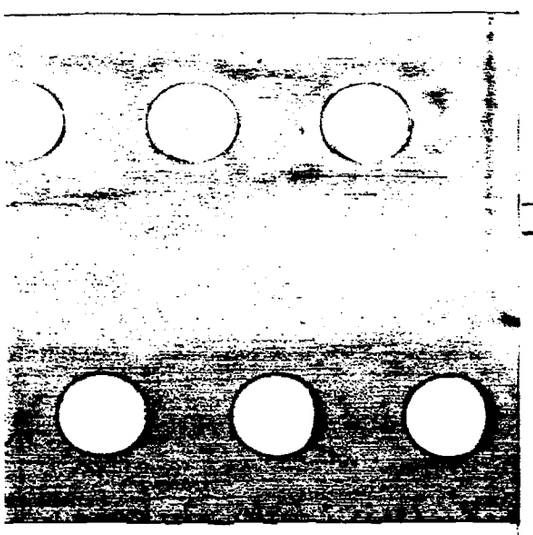
BOOK 9219 PAGE 256

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	22000.00
			CON TX	81.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	94.40
			CHECK	94.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/12/94 01 15:58 0001 9119



07134
IDENTIF. # REFERENCE

94 JAN 12 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.745119