This Instrument Prepared By: Mail
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, TN 37076

BOOK 9231 PAGE 945

ADDRESS NEW OWNER:
KELLEY & ASSOCIATES, INC.
206 Shady Grove Road
Nashville, TN 37214

SEND TAX BILLS:
SAME

MORTGAGEE:
FIRST UNION NATIONAL BANK OF TENNESSEE
c/o 2419 Lebanon Road
Nashville, TN 37214

MAP AND PARCEL:
MAP: 84-16
PARCEL: 160
F/B: 3DZ67015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Rent-A-Driver, Inc., a Tennessee Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kelley & Associates, Inc., a Tennessee Corporation, hereinafter called the Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, in the 3rd, formerly the 2nd Civil District, being Lot No. 10 on the Map of Donelson Heights Subdivision, not of record. According to an unregistered copy of a blue print of said property made July 9, 1921 by Erle Drake, County Surveyor, said Lot No. 10 fronts 100 feet on the west side of a 30-foot Avenue and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Rent-A-Driver, Inc. by Warranty Deed dated July 22, 1977, from T. E. Campbell Company, a Tennessee Corporation, of record in Book 5174, Page 602, Register's Office for Davidson County, Tennessee.

This is improved property known as 206 Shady Grove Road, Nashville, Tennessee, 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal. Real property taxes for 1994 have been settled between the parties and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same

is unencumbered unless otherwise herein set out; and the Grantor does further covenant and bind itself, its successors, heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said Grantee, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of January, 1994.

RENT-A-DRIVER, INC.

By: ROBERT L. WOOD, SR.
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Robert L. Wood, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Rent-A-Driver, Inc., the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes therein contained, by signing the name of the corporation by himself as such president.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 3-26-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of January, 1994.

NOTARY PUBLIC
My Commission Expires: 3-26-94

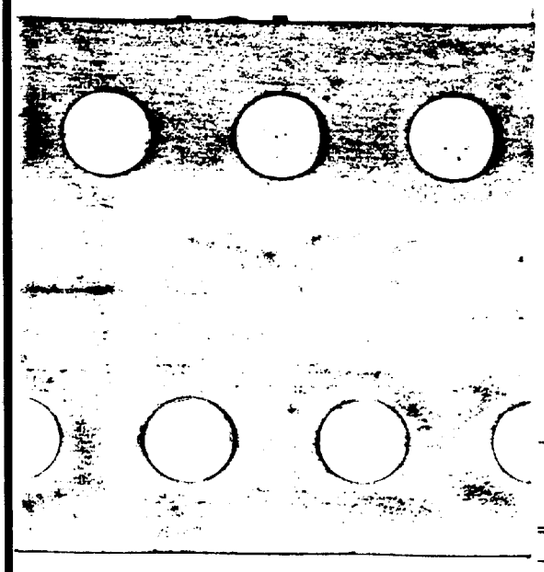
11730

IDENTIFICATION REFERENCE

94 JAN 27 PM 2:

DAVIDSON COUNTY

4198 01/27 0101 03CHECK 527.00



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

RECEIVED OF _____

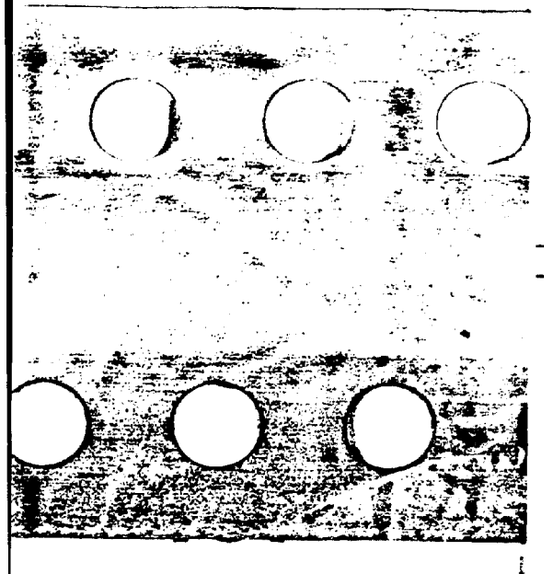
FOR _____

BOOK 9231 PAGE 947

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	140000.00
			CON TX	518.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	527.00
			CHECK	527.00
01/27/94	01		14:11 0001	4198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



11730
IDENTIF. & REFERENCE

94 JAN 27 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 750129