THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 42,500.00

Affiant

Subscribed and sworn to before me, this 15th day of February 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KENNETH WALLACE 2210 11th Avenue, Soutn Nashville, Tennessee 37212	SAME	MAP 105-13 PARCEL 237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND FIVE HUNDRED AND NO/100-- ---------- ($ 42,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, DJM ENTERPRISES, a partnership composed of Joel W. Solomon, Jr. and Mark Deutschmann hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto KENNETH WALLACE hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 27 on the Plan of Duckworth's Addition to Nashville of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 50.0 feet on the easterly margin of 11th Avenue South (formerly Berlie Avenue) and extends back between parallel lines a distance of 180.0 feet to an alley in the rear.

BEING the same property conveyed to D. J. Enterprises, a partnership of Dahlia L. Woods and Joel W. Solomon, Jr., by deed from James W. Wells and wife, Belinda F. Wells, of record in Book 7182, page 908, Register's Office for Davidson County, Tennessee; the partnership having since changed its name to DJM Enterprises and its sole partners now being Joel W. Solomon, Jr. and Mark Deutschmann.

21000 IDENTIFICATION REFERENCE

94 FEB 24 PM 2:32

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property known as 2210 11th Avenue, South, Nashville, Tennessee 37212

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, his heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Duckworth's Addition to Nashville of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANT s and binds its successors and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) on this the 15th day of February, 19 94.

DJM ENTERPRISES

Joel W. Solomon, Jr.

Mark Deutschmann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Deutschmann and Joel W. Solomon, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 19 94.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

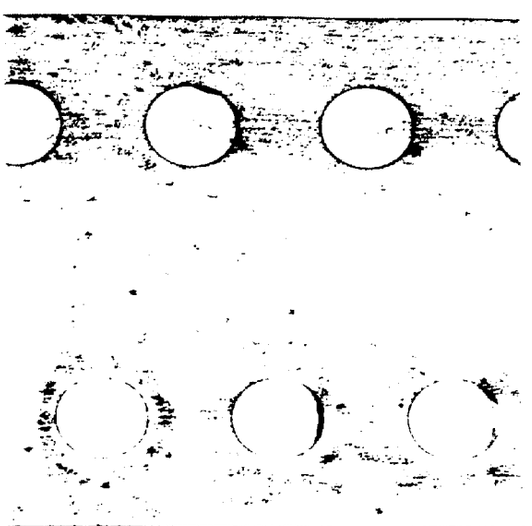
9091 02/24 0101 03CHECK 166.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



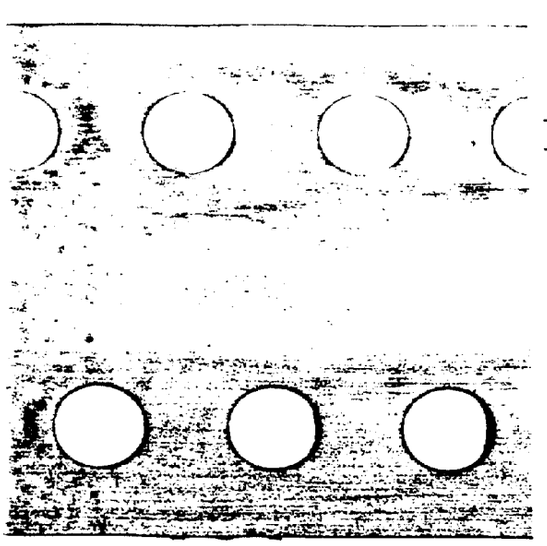
RECEIVED OF _____

FOR _____

BOOK 9258 PAGE 359

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 42500.00
				CON TX 157.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 166.25
				CHECK 166.25
			02/24/94 01	14:33 0001 9091



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21000 IDENTIFICATION REFERENCE

94 FEB 24 PM 2:32

REGISTER

No. 759973