THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
James V. Graves 211 McMillin Street Nashville, TN 37203	6647 Clearbrook Drive Nashville, TN 37205	92-12 323

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Patrick J. Poe and John G. Miller, both married ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto James V. Graves ("Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's heirs, successors and assigns, forever.

9979 02/28 0101 03CHECK 346.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $90,000.00.

James V. Graves
AFFIANT

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

L. Turner
NOTARY PUBLIC

My Commission expires: 9-16-95.

This is improved property located at 211 McMillin Street, Nashville, Tennessee 37203.

And Grantors covenant with Grantee that the Property is free from all encumbrances made or suffered by Grantors, except real estate taxes for 1994, which have been prorated between Grantors and Grantee as of this date.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to said Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 2/23 day of February, 1994.

PATRICK J. POE

JOHN G. MILLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald G. Turner of said County, Patrick J. Poe, 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 28th day of February, 1994.

NOTARY PUBLIC

My Commission expires: 9-16-95.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES

Personally appeared before me, JOHN D. KORTZ of said County, John G. Miller, 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 23 day of February, 1994.

NOTARY PUBLIC

My Commission expires: 10/24/97.

S0602/01

MGC1

JOHN D. KORTZ
Comm. #1007446
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 24, 1997

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 53 in McMillin's Subdivision of the Old State Penitentiary Land, as of record in Book 161, Page 119, Register's Office for said County.

Said Lot No. 53 fronts 50 feet on the west side of McMillin Avenue and runs back westwardly between parallel lines, 101.8 feet to an alley.

Being the same property conveyed to Patrick J. Poe and John G. Miller by deed from Harry K. Laughbaum and wife, Evelyn Juanita Laughbaum, of record in Book 6318, Page 841, Register's Office for Davidson County, Tennessee.

21837
IDENTIFICATION/REFERENCE
94 FEB 28 PM 2:29
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9260 PAGE 998

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 12.00
TOTAL 346.00
CHECK 346.00

02/28/94 01 14:30 0001 9979

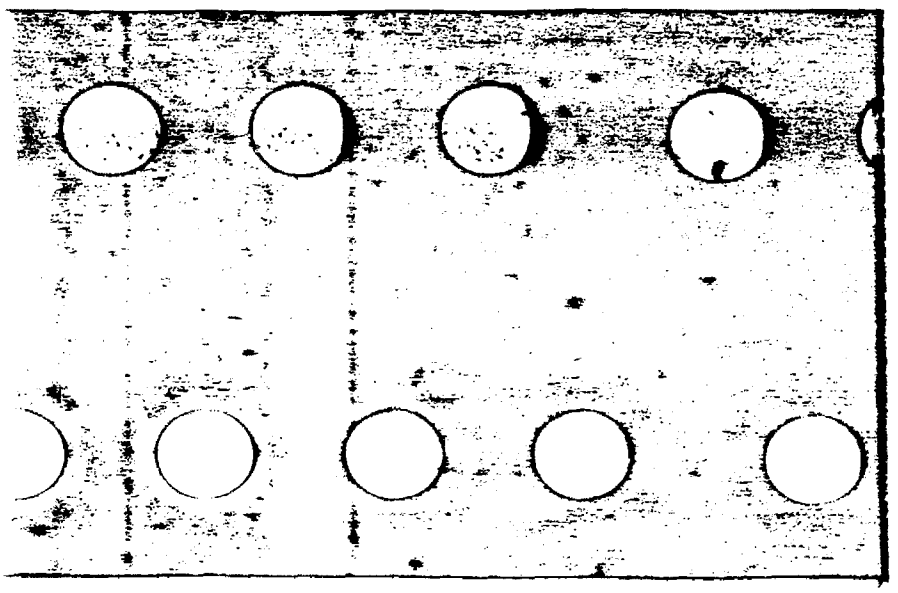
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21837
IDENTIFICATION REFERENCE

91 FEB 28 PM 2:29

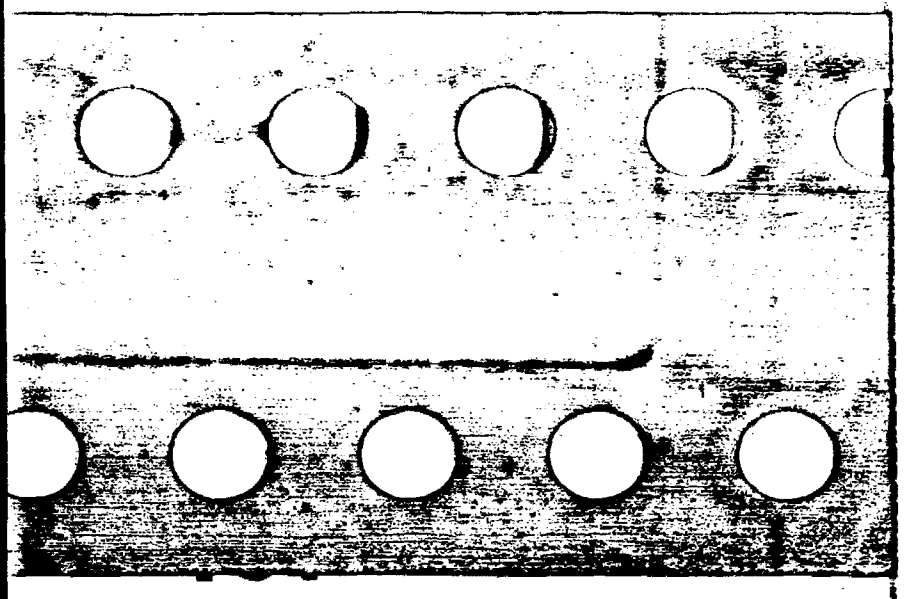
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.760852



VOID

BOOK 9260 PAGE 999



2-28-94