THIS INSTRUMENT PREPARED BY:

Mail

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 $ 32,000.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 1994

Notary Public

My Commission Expires: 11-22-97

BOOK 9285 PAGE 453

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
OVERHALL, INC. 117 S. 13th Street Nashville, Tennessee 37206	SAME	MAP 83-13 PARCEL 55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY TWO THOUSAND AND NO/100---------- ($ 32,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, JACK BRIAN BRUCE, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto OVERHALL, INC., A TENNESSEE CORPORATION 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. 3 on the Map of Spring Park Subdivision as of record in Book 57, page 134, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 50.0 feet on the easterly side of South 13th Street, formerly Ann Street, and extends back between parallel lines, 160.0 feet to an alley.

BEING the same property conveyed to Jack Brian Bruce, by deed from Roger Dale Ferguson and wife, Carol June Ferguson, of record in Book 5346, page 815, Register's Office for Davidson County, Tennessee.

SHIRLEY B. BRUCE, spouse of Jack Brian Bruce, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 117 S. 13th Street, Nashville, Tennessee 37206

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 COVENANT s with the said GRANTEE that he 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 Spring Park Subdivision of record in Book 57, page 134, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs_ and bind_s himself___, his___ heirs 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 have hereunto set my hand on this the 18th day of March, 19 94.

Jack Brian Bruce
JACK BRIAN BRUCE

Shirley B. Bruce
SHIRLEY B. BRUCE

MITCHELL A. WATTS
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BOOK 9285 PAGE 454

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 JACK BRIAN BRUCE, the 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 and official seal this 18th day of March, 1994.

Notary Public

My Commission Expires: November 22, 1997

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____.

Notary Public

My Commission Expires: _____

94 MAR 22 AM 8:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
30183

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Shirley B. Bruce, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

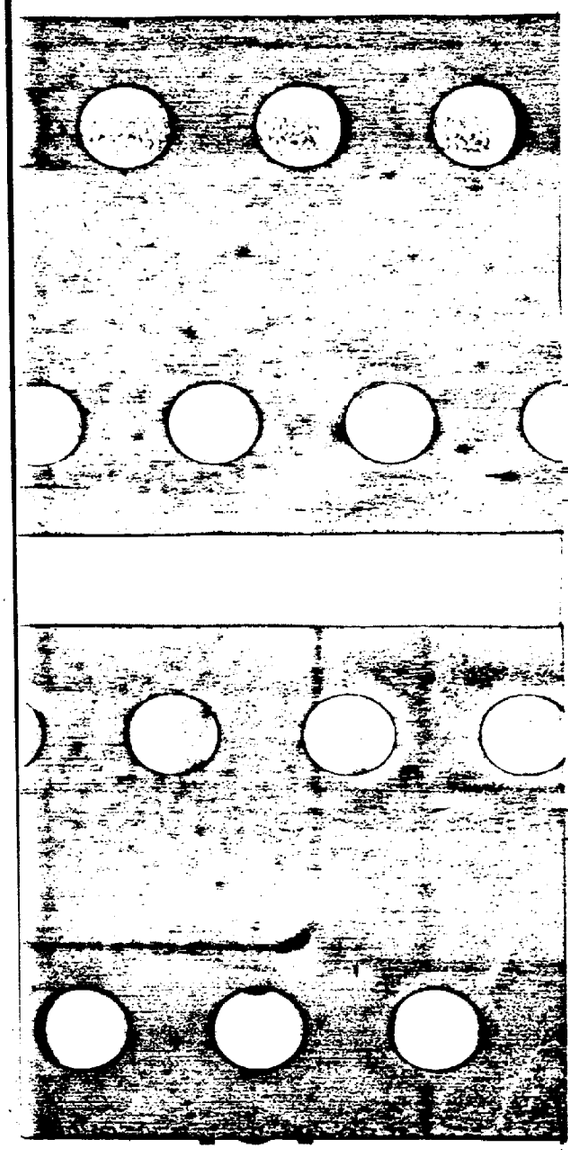
Witness my hand and official seal this 21st day of March, 1994.

Notary Public

My commission expires: 01/26/97

STATE OF TENNESSEE

43993 03/22 0101 03CHECK 127.40



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

RECEIVED OF _____

FOR _____

BOOK 9285 PAGE 455

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	32000.00
			CON TX	118.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	127.40
			CHECK	127.40
03/22/94	01	08:53 0001		4398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30183
IDENTIF. & REFERENCE

94 MAR 22 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 769729