BOOK 9292 PAGE 250 Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 19 94

_____
Notary Public

MY COMMISSION EXPIRES: November 22, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chi Lien Dao (NAME)	Troy & Nichols, Inc. (NAME)	MAP 91-6
5608 Pennsylvania Avenue (ADDRESS)	P.O. Box 4025 (ADDRESS)	P/O PARCEL 195
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	12W22150

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sherry Lockwood Petrowski and Mary Lockwood Chadwick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chi Lien Dao, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 15 feet of Lot Number 1517 and all of Lot Number 1519 and part of 1521 of Block 42, Plan No. 2 of West Nashville, as of record in Book 57, page 172, of the Register's Office for Davidson County, Tennessee.

Said Part of Lot Number 1517 and all of Lot 1519 and part of 1521 front together 50 feet on the northerly side of Pennsylvania Avenue and run back between parallel lines with the Easterly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

Being the same property conveyed to Sherry Lockwood Sullivan and Mary Lockwood Chadwick by Will from Marie (Mary) Lockwood of record in Will Book 187, page 136, Register's Office for Davidson County, TN. Sherry Lockwood Sullivan and Sherry Lockwood Petrowski are one and the same person.

Barry M. Petrowski joins in this conveyance to convey any interest he may have as the husband of Sherry Lockwood Petrowski.

Terry M. Chadwick joins in this conveyance to convey any interest he may have as the husband of Mary Lockwood Chadwick.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1994 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

6942 03/28 0101 03CHECK 138.50

unimproved ( )
This is improved (X) property, known as 5608 Pennsylvania Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23rd day of March 19 94

Sherry Lockwood Petrowski by Dorris D. Barnes ATTY IN FACT
Barry M. Petrowski by Dorris D. Barnes ATTY IN FACT
Mary Lockwood Chadwick by Dorris D. Barnes ATTY-IN-FACT
Terry M. Chadwick by Dorris D. Barnes ATTY IN FACT

By Dorris D. Barnes by Power of Attorney recorded simultaneous herewith.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On March 23, 1994, before me personally appeared Dorris D. Barnes to me known to be the person who executed the foregoing instrument in behalf of Sherry Lockwood Petrowski and husband Barry M. Petrowski and Mary Lockwood Chadwick and husbnd Terry M. Chadwick and acknowledged that he executed same as the free act and deed of the above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 1994.

My Commission Expires:

11/22/97

Laura G. Bradley
Notary Public

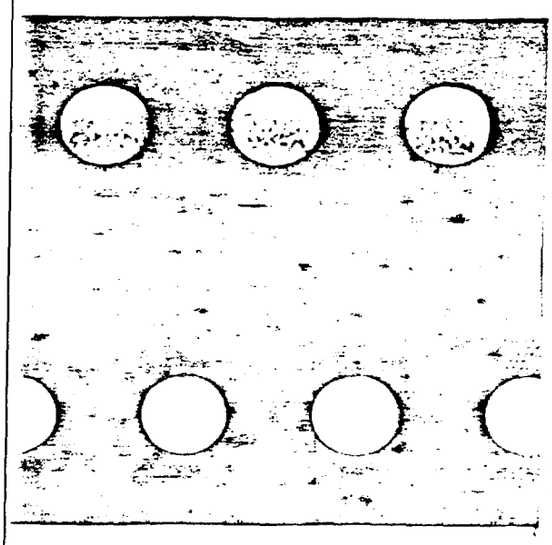
NOTARY PUBLIC AT LARGE TN

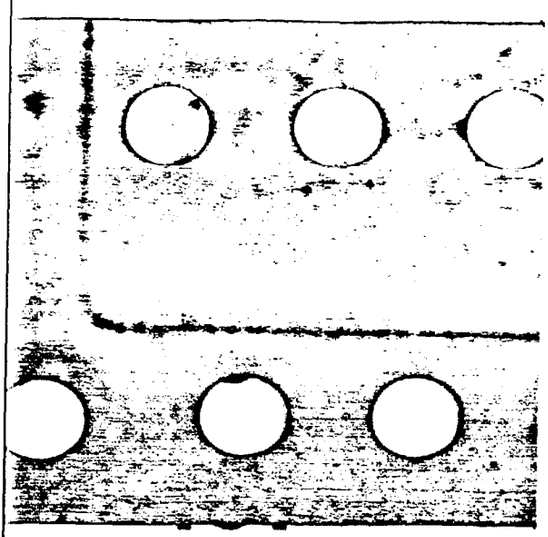
32504

IDENTIFICATION REFERENCE

94 MAR 28 PM 4:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9292 PAGE 252

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	35000.00
CON TX	129.50
PRFEE	1.00
MDEED	8.00
TOTAL	138.50
CHECK	138.50

03/28/94 01 16:19 0001 6942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32504
IDENTIF. ↑ REFERENCE

94 MAR 28 PM 4:18
REGISTER
DAVIDSON COUNTY, TN.

No. 772241