This instrument was prepared by:
Leroy J. Ellis, III, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201

BOOK 9296 PG 746

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL
Cardwell's Electric Co., Inc.	Same	Map 105-16
406 Napoleon Avenue		Parcel 197
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by CARDWELL'S ELECTRIC CO., INC., and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JAMES J. BROWN and wife, MILDRED M. BROWN, have bargained and sold, and by these presents do transfer and convey unto the said CARDWELL'S ELECTRIC CO., INC., the GRANTEE herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 34 on the Map of John H. Canaday's Subdivision of West Lawn, as of record in Book 332, page 90, Register's Office for said County.

Said part of Lot No. 34 fronts 70 feet on the southerly side of Napoleon Street, and runs back 104.5 feet, more or less, on the easterly line, and 143 feet, more or less, on the westerly line with the easterly margin of Canaday Avenue to a dead line, measuring 74.5 feet thereon.

Being the same property conveyed to James J. Brown and wife, Mildred M. Brown, by deed from Imperial Sales & Service, Inc., of record in Book 5244, page 602, Register's Office for Davidson County, Tennessee.

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

This is improved property, known as 406 Napoleon Avenue, Nashville, Tennessee.

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, its successors and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, its successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is subject to the rights of the tenant in possession under a month to month lease; and is subject to 1994 real property taxes, which are prorated as of date of this deed and are assumed by the GRANTEE.

Whenever 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 hands this 30th day of March, 1994.

James J. Brown
JAMES J. BROWN

Mildred M. Brown
MILDRED M. BROWN

BOOK 9296 PG 747

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, EMILY S. LINNELL, a Notary Public in and for said County and State, the within named JAMES J. BROWN AND MILDRED M. BROWN, 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 at Nashville, Tennessee this 30th day of March, 1994.

Emily S. Linnell
NOTARY PUBLIC

My Commission Expires: 1-24-98

EMILY S. LINNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

94 MAR 31 PM 2:22

REGISTER DAVIDSON COUNTY, TN.

33936

IDENTIFICATION REFERENCE

PICK-UP

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $71,754.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

John Cardwell

Sworn to and subscribed before me this 30th day of March, 1994.

8511 03/31 0101 03CHECK 274.66

Emily S. Linnell
NOTARY PUBLIC

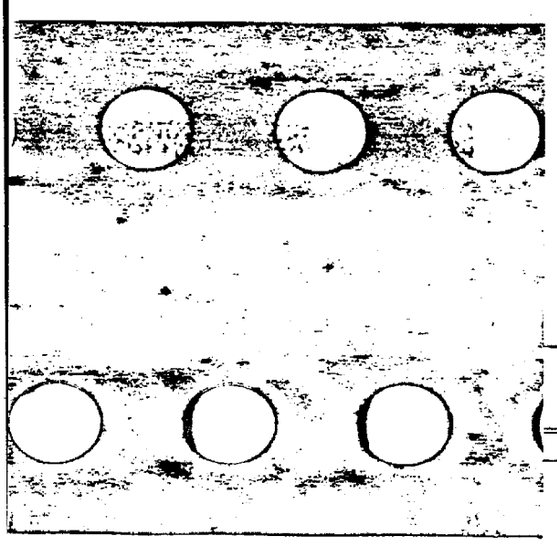
My Commission Expires: 1-24-98

EMILY S. LINNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9296 PG 748

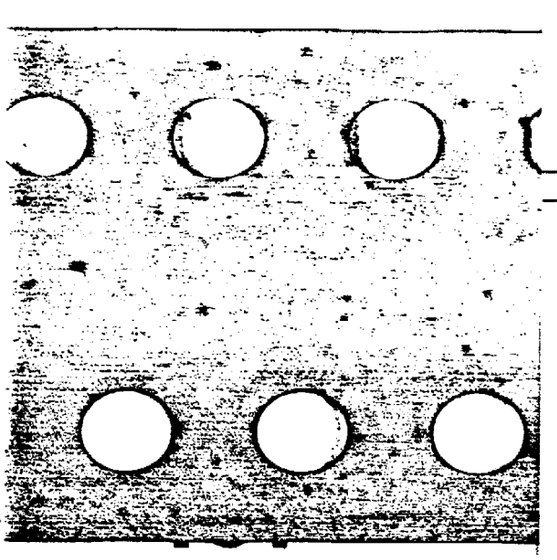
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	71754.00
CON TX	265.66
PRFEE	1.00
WDEED	8.00
TOTAL	274.66
CHECK	274.66

03/31/94 01 14:23 0001 0511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



33936

IDENTIF. A REFERENCE

94 MAR 31 PM 2:23

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

No. 773787