Mail

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
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 $***23,000.00.

Bonnie A. Pack
Affiant

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

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MAIN STREET PROPERTIES 401 S. Main Street Goodlettsville, TN 37072	SAME	MAP 94-2 PARCEL 59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY THREE THOUSAND AND 00/100 ($***23,000.00) DOLLARS,

(a) of which TWO THOUSAND THREE HUNDRED AND 00/100 ($***2,300.00) DOLLARS has been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of TWENTY THOUSAND SEVEN HUNDRED AND 00/100 ($***20,700.00) DOLLARS, the Grantee herein has this day executed a Deed of Trust Note payable to Grantor with an interest rate of Eight (***8.000%) percent amortized over 30 years payable in monthly installments of $***151.89 with the balance of any unpaid principal and accrued interest due and payable on April 1, 1999.

I, RUBY S. CHRISTIAN, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MAIN STREET PROPERTIES,a partnership composed of Bonnie Pack and Greg Cox, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 127 in the United Electric Railway Company's Addition of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

SAID Lot No. 127 fronts 50.0 feet on the northerly side of East Side, formerly Ashworth Avenue, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Henry D. Christian and wife, Ruby S. Christian, by deed from Weakley E. Sullivan, Sr. and wife, Ollie V. Sullivan, of record in Book 4729, page 41, Register's Office for Davidson County, Tennessee; the said Henry D. Christian having since died.

This is improved property known as 1705 Eastside Avenue, 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, its successors and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a 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 and assumed by Grantee.

2. Matters shown on the Plan of United Railway Co., of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of March, 1994.

Ruby S. Christian
RUBY S. CHRISTIAN

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 RUBY S. CHRISTIAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 1994..

Notary Public

My Commission Expires:

11-22-97

MITCHELLA A. WATTS NOTARY PUBLIC DAVIDSON COUNTY

MAIL ENV.

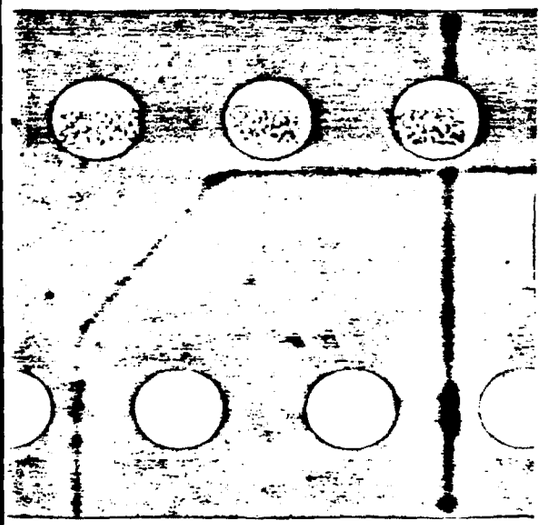
94 APR -6 PM 1:08

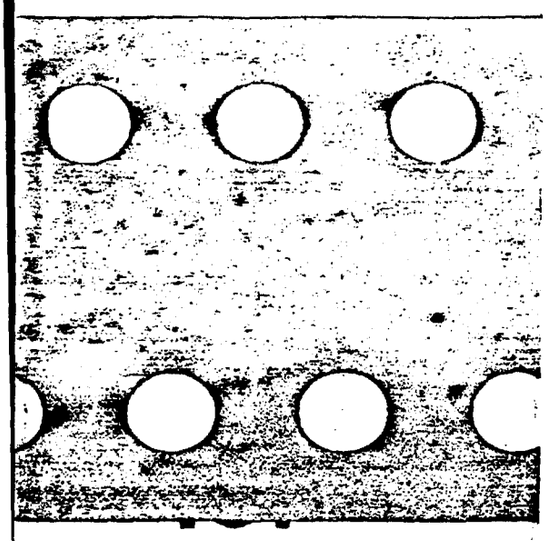
REGISTER
DAVIDSON COUNTY, TN.

36071

IDENTIF. & REFERENCE

0799 04/06 0101 03CHECK 94.10





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

RECEIVED OF _____

FOR _____

BOOK 9303 PAGE 870

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 23000.00
MOR TX 85.10
ERR CO
MOR TX 85.10-
CON TX 85.10
PRFEE 1.00
WDEED 8.00
TOTAL ~~94.10~~
CHECK ~~94.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/06/94 01 13:10 0001 0799

36071
IDENTIF. ↑ REFERENCE

94 APR -6 PM 1:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 776045