FORM NO. WD-1

This instrument prepared by:

Morton B. Howell
HOWELL & FISHER
300 James Robertson Parkway
Nashville, TN 37201

BOOK 9313 PAGE 77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,332.67

Morton B Howell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 1994

Joan T. Fillers
Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Morton B. Howell, 300 James Robertson Parkway, Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Paul C. Buff, Inc. (NAME)	Same (NAME)	092-16-0 192.00
3800 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 Morton B. Howell, Trustee, and William W. Howell, Co-Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul C. Buff, Inc., a Tennessee corporation,

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:

TRACT I - Land in Davidson County, Tennessee, being Lot No. 6 on the map of J. W. Lawless' Subdivision of Lot No. 145 of the Boyd Home Tract, as of record in Book 161, page 36, Register's Office for said County. Said Lot No. 6 fronts 50 feet on the southerly side of Broadway, formerly Broad Street, and runs back 150 feet on the easterly line and 138.3 feet on the westerly line to the northerly margin of Division, formerly Shields Street, measuring 50.9 feet thereon.

TRACT II - Land in Davidson County, Tennessee, being Lot No. 7 on the map of J. W. Lawless' Subdivision of Lot No. 145 on the Boyd Home Tract, of record in Book 161, page 36, Register's Office for said County. Said Lot No. 7 fronts 49 feet on the south side of Broad Street and runs back between parallel lines 126.7 feet on the west line and 138.3 feet on the east line, to Division Street, formerly Shields Avenue or Street, on which it measures 49 feet 6 inches more or less.

Being the same property conveyed to Morton B. Howell, Trustee, by deed from Colleen Powell MacLean, of record in Book 5203, page 39, Register's Office of Davidson County, Tennessee. But this conveyance to Grantee is subject and secondary to a certain Deed of Trust, heretofore made by Grantor Morton B. Howell, Trustee, to Gregory G. Burke, Trustee, under date 8 April, 1987, to secure payment to First American National Bank of a certain Promissory Note dated 8 April, 1987, in the principal sum of $680,000.00, payments upon which to the said First American National Bank have been timely made, and said indebtedness is not in default, but is in good order, and the said Grantee herein accepts this conveyance with full knowledge of said outstanding indebtedness and of the terms of the instrument securing payment of same.

unimproved ( )
This is improved (X) property, known as 1911-13 Broadway, Nashville, TN 37203
(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 hands this 13th day of April, 1994

Morton B. Howell, as Trustee
MORTON B. HOWELL, TRUSTEE

William W. Howell, as Co-Trustee
WILLIAM W. HOWELL, CO-TRUSTEE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joan T. Allen, a Notary Public in and for said County and State, the within named Morton B. Howell and William W. Howell

the bargainor x, 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 13th day of April, 1994.

Joan T. Allen Notary Public

Commission Expires My Commission Expires JULY 26, 1997

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Morton B. Howell, Trustee and

William W. Howell, Co-Trustee

TO

Paul C. Buff, Inc.

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

39404
IDENTIFICATION REFERENCE

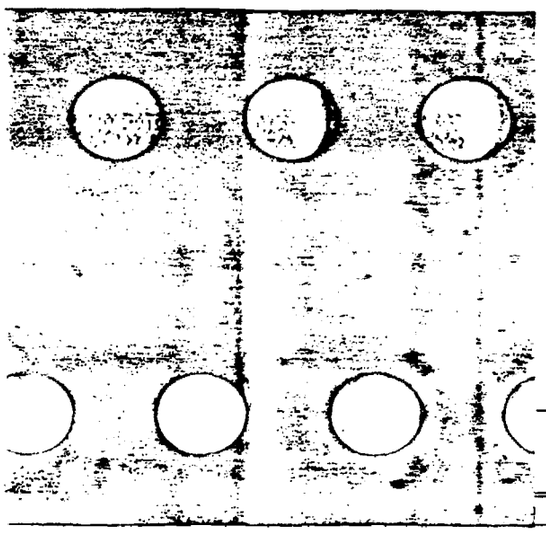
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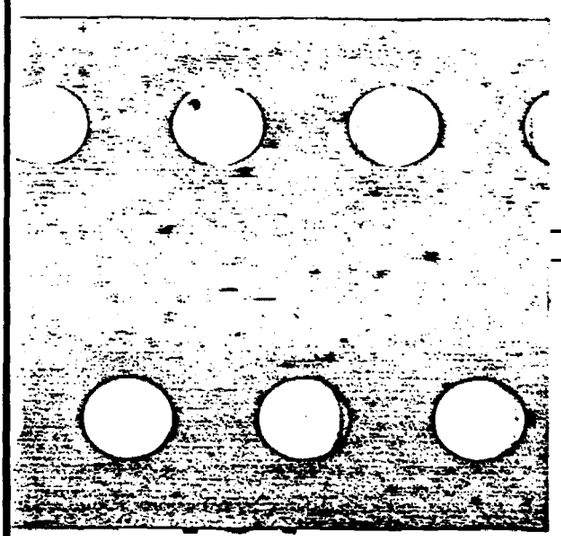
FELIX A. MCCALLEN REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4395 04/14 0101 03CHECK 1956.31





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9313 PAGE 79

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
				326332.67
			CON TX	1947.31
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1956.31
			CHECK	1956.31
04/24/74		01	15:26	0001 4395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39404

IDENTIFICATION REFERENCE

94 APR 14 PM 3:25

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

No. 779593