FROM: J.P.H. Enterprises, Inc.

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

TO: Thomas L. Yount

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Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
407 Hyde Park Nashville, TN 37215	same	93-15-390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.

Thomas L. Yount
Affiant

Subscribed and sworn to before me, this the 20th day of April, 1994.

Joe Vaulx Crockett
Notary Public

My Commission Expires: 3/22/97

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, J.P.H. Enterprises, Inc., hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Thomas L. Yount, hereinafter called "GRANTEE," its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1:

LAND in Davidson County, Tennessee, being in the southerly half of Lot No. 84, on the Plan of Isaac Paul's Elysian Grove Lots, as of record in Plan Book 1, page 134, in the Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more particular description.

SAID part of Lot No. 84 fronts 25 feet on the easterly side of Fourth Avenue, South, formerly Cherry Street, and runs back between parallel lines 135 feet, more or less, to an alley.

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 85, on the Plan of Isaac Paul's Elysian Grove lots, as of record in Plan Book 1, page 134, in the Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more particular description.

SAID Lot No. 85 fronts 50 feet on the easterly side of Fourth Avenue, South, formerly Cherry Street, and runs back between parallel lines 136 feet, more or less, to an alley.

SAID TRACTS 1 and 2 BEING the same property conveyed to J.P.H. Enterprises, Inc., by Deed of Record in Book 8621, page 247, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the 1994 Taxes, a lien, which are not yet due and payable.

This is improved property located at: 1004 Fourth Avenue, S., Nashville, TN 37210.

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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, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors 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 its hand this 20 day of APRIL, 1994.

J.P.H. ENTERPRISES, INC.

By: Mark Horrah

Title: PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, personally appeared Mark Horrah, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of J.P.H. Enterprises Inc, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, TN, this the 20th day of April, 1994.

Joe Vaulx Crockett III

Notary Public

My Commission Expires: 3/22/97

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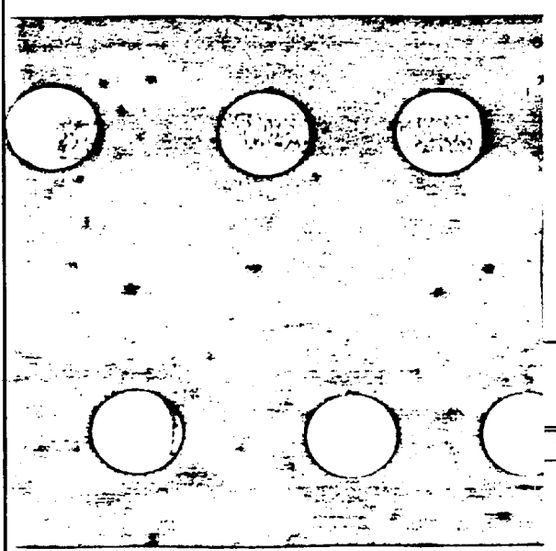
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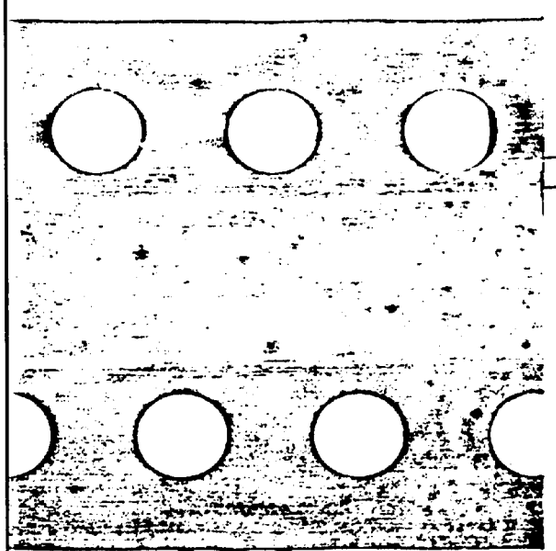
94 APR 21 AM 8:02

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

41285

IDENTIF. + REFERENCE





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

RECEIVED OF _____

FOR _____

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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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

04/21/94 01 08:03 0001 6444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41285
IDENTIF. ↑ REFERENCE

94 APR 21 AM 8:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 781603