This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 9340 PAGE 552

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mark Hartley and Larry D. Fitzgerald 1918 Blakemore Avenue Nashville, T.N. 37212	Same	Map 104-8 Parcel 416

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROY CONWAY FLOWERS an unmarried man (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said MARK HARTLEY and LARRY D. FITZGERALD, as tenants in common (the "Grantees"), their heirs, successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described as follows:

> Being Lot No. 3 on the Plan of Revision One of the Phase I & II Subdivision Plat of the Blakemore Associates Planned Unit Development, of record in Book 8250, page 198, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a portion of the same property conveyed to Roy Conway Flowers by Substitute Trustee's Deed of record in Book 8737, page 243, by Quitclaim Deed from Blakemore Associates, of record in Book 9329, page 454, and by Quitclaim Deed from George Gianikas, of record in Book 8871, page 886, all in the Register's Office for Davidson County, 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 Grantees, their heirs, successors and assigns, forever. And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current year real property taxes and except as follows:

1. Current year real property taxes;

2. Terms, conditions, easements, rights and liens, as set forth in the Declaration of Covenants, Conditions, and Restrictions, of record in Book 8908, page 632, in the Register's Office for Davidson County, Tennessee;

3. Subject to all matters shown on the Plan of record in Book 8250, page 198, said Register's Office;

4. Subject to restrictions contained in Metro Ordinance No. 089-669 and No. 089-670.

5. Subject to easements and rights retained in Metro Ordinance No. 089-668, amended in No. 089-1049, and as further amended in No. 090-117, wherein a portion of Blakemore Avenue was abandoned;

6. Subject to rights of others in and to the common area/elements.

And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9th day of MAY, 1994.

Roy Conway Flowers
ROY CONWAY FLOWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY CONWAY FLOWERS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 9th day of MAY, 1994.

Sam D. Hodges III
NOTARY PUBLIC

My Commission Expires: 1-24-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $500,000.00.

Affiant

Subscribed and sworn before me this 9th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: SEPT. 27, 1997

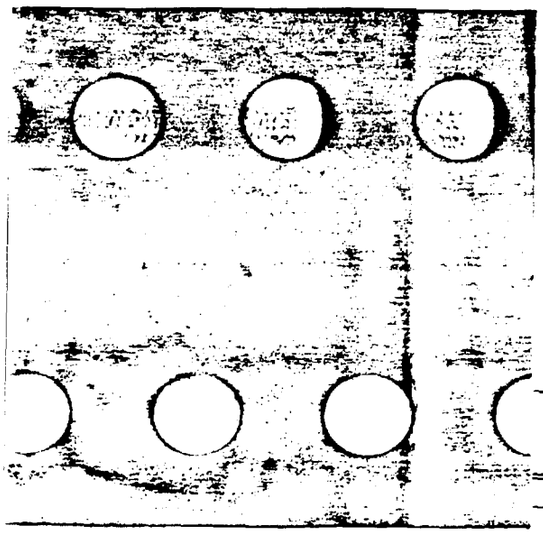
\flowers\blkmr.wd

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

94 MAY 10 PM 2:35
FELIA REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
48579

4448 05/10 0101 03CHECK 1859.00



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

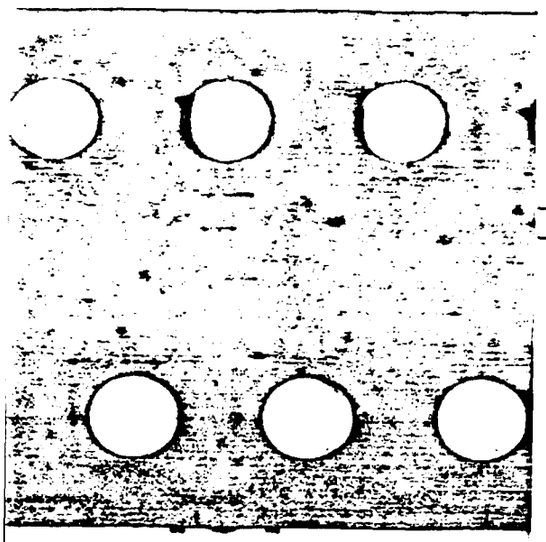
RECEIVED OF _____

FOR _____

BOOK 9340 PAGE 554

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 500000.00
CON TX 1850.00
PRFEE 1.00
WDEED 8.00
TOTAL 1859.00
CHECK 1859.00

05/10/94 01 14:34 0001 4448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48579
IDENTIF. & REFERENCE

94 MAY 10 PM 2:35

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

No. 789495