BOOK 9349 PAGE 118

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,328.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF May, 19 94.

Notary Public Deputy Register

My Commission expires:

THIS INSTRUMENT PREPARED BY

Dewey Pedigo, Jr., Attorney, 301 Stahlman Building, Nashville, Tennessee. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
C.G. Realty Co.		
c/o Mr. Lincoln Lakoff, CPA (NAME)	(NAME)	Map 106-5
918 18th Avenue South (ADDRESS)	Same (ADDRESS)	Par. 59
Nashville, Tennessee. 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 36,328.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

FREDERICK M. SMITH

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

THOMAS G. CONNER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:** all my right, title and interest in the C.G. Realty Co., a Tennessee General Partnership, which owns the following described tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE)

The herein conveyed property is commercial property and not the usual place of residence of the herein Grantor.

As part of the consideration of the Grantee acquiring all of the interest of the Grantor in the C.G. Realty Co., a Tennessee General Partnership, the Grantee assumes all obligations of the Grantor in the C.G. Realty Co., a Tennessee General Partnership.

unimproved ( )
This is improved (X) property, known as 60 Paris Avenue, Nashville, Tennessee. 37210
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 17th **day of** May, **19** 94.

FREDERICK M. SMITH

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frederick M. Smith, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of May, 19 94.

My Commission expires:
My Commission Expires JULY 26, 1997

Carolyn Yeal
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____
Notary Public

EXHIBIT "A"

Two tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee being Lot No. 18 of Saxon's Addition which was formerly the subdivision of W. L. Nance Lands, Lots 3 & 4 in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, a plan of which Subdivision is recorded in Plat Book 2, page 327, in the Chancery Court of Davidson County, Tennessee.

Said Lot No. 18 is bounded on the north by Lot No. 19 and on the south by Lot No. 17 of Saxon's Addition and on the east by Stephens Property and on the west by Paris Avenue. Beginning at a point in the easterly margin of Paris Avenue and running 175 feet to a point in the westerly margin of Stephens Property; thence at right angles to the right in a southerly direction with the westerly boundary line of said Stephens Property 50 feet to a point in said boundary line; thence at right angles to the right in an easterly direction with the northerly margin of Lot No. 17, 175 feet to a point in the easterly margin of Paris Avenue; thence in a northerly with the easterly margin of Paris Avenue 50 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee being Lot No. 19 on the unrecorded Map of Saxon's Addition of the W. L. Nance Lands, located in the 6th Civil District, and described according to a map made by Pete Meyer, Surveyor, dated March 21, 1946, as follows:

Beginning at a point in the east margin of Paris Street, 150 feet south of an iron pin at the northwest corner of Lot No. 22; thence with said Avenue, South 4 deg. west 50 feet to the corner of Lots 18 and 19; thence east with the line between said lots, 175 feet; thence along the rear of Lot 19, North 4 deg. East 50 feet to the corner of Lots 19 and 20; thence west with the line between said lots, 175 feet to the beginning.

Being the same property conveyed to C. G. Realty Co., a Tennessee General Partnership by deed of record in Book 9262, page 922, Register's Office for said County.

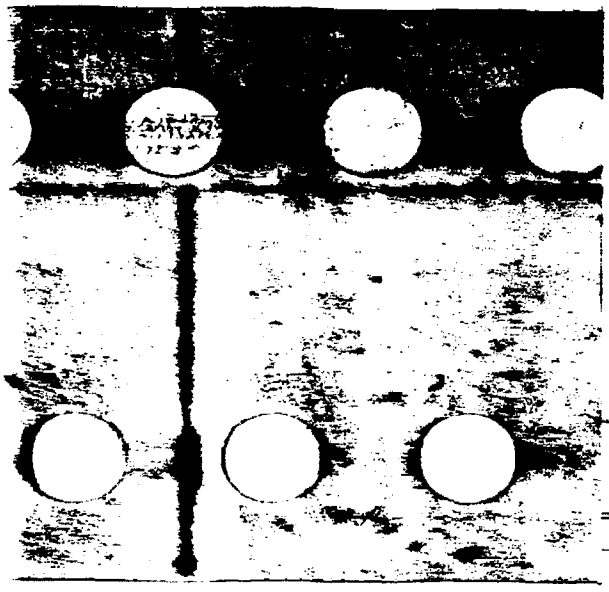
51424
IDENTIF. & REFERENCE

94 MAY 18 PM 1:46
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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

7553 05/18 0101 03CHECK 147.41



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

RECEIVED OF _____

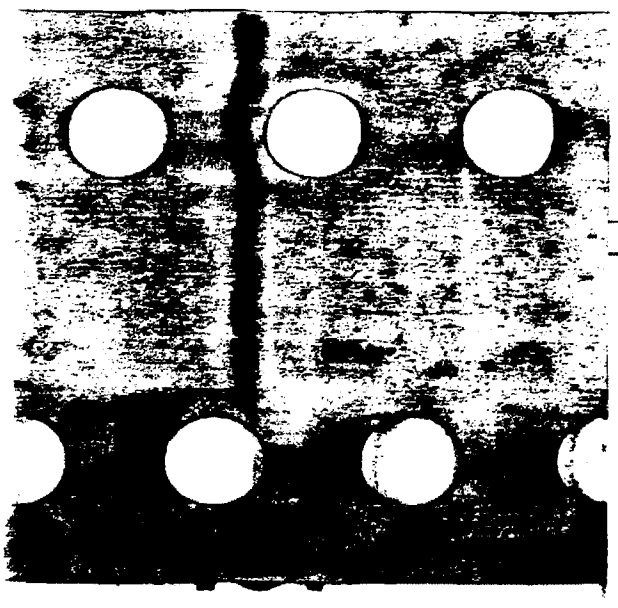
FOR _____

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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	36238.00
			CON TX	134.41
			PRFEE	1.00
			WDEED	12.00
			TOTAL	147.41
			CHECK	147.41

05/18/94 01 13:45 0001 7552



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51424
IDENTIF. ↑ REFERENCE

94 MAY 18 PM 1:4
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 792565