BOX 40-A

This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

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ADDRESS NEW OWNER:
Azby Investments, Inc.,
a Tennessee corporation
1121 Clifton Lane
Nashville, Tennessee 37204

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 083-02
PARCEL 102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Anita R. Dozier, Carol Denise Polston Hickerson, and Cecil Eugene Polston ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Azby Investments, Inc., a Tennessee corporation ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 11, on the Map of the Subdivision of the Roberts property, of record in Book 421, page 81, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 11 fronts 50 feet on the southerly side of Roberts Avenue and runs back between parallel lines 168 feet, more or less, to an alley.
>
> Being the same property conveyed to Anita R. Dozier, one-half interest, Carol Denise Polston Hickerson, one-fourth interest and Cecil Eugene Polston, one-fourth interest, by deed from Louise T. Ryan, a widow of record in Book 8836, page 379, Register's Office for Davidson County, Tennessee.

L. C. Dozier joins in the execution of this instrument for the sole purpose of conveying any marital interest he may have in the Property as spouse of Anita R. Dozier.

Randall D. Hickerson joins in the execution of this instrument for the sole purpose of conveying any marital interest he may have in the Property as spouse of Carol Denise Polston Hickerson.

Suzi Polston joins in the execution of this instrument for the sole purpose of conveying any marital interest she may have in the Property as spouse of Cecil Eugene Polston.

This is improved property known as 1428 Roberts Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the dates set forth below.

Anita R. Dozier

L. C. Dozier

Carol Denise Polston Hickerson

Randall D. Hickerson

Cecil Eugene Polston

Suzi Polston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Randall D. Hickerson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of May, 1994.

Elaine Phelps
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Anita R. Dozier and husband, L. C. Dozier**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24 day of May, 1994.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Carol Denise Polston Hickerson**, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24 day of May, 1994.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Suzi Polston**, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of May, 1994.

Elaine Rudy
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Cecil Eugene Polston**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of May, 1994.

Elaine Rudy
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $52,500.00.

Affiant

Subscribed and sworn to before me this 24 day of May, 1994.

Notary Public

My Commission Expires: 9/16/95

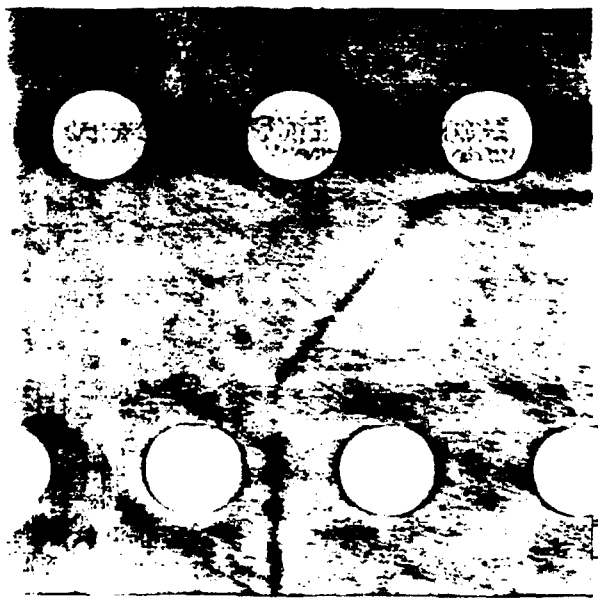
0431 05/25 0101 03 CHECK 207.25

54100

IDENTIFICATION REFERENCE

94 MAY 25 PM 1:50

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

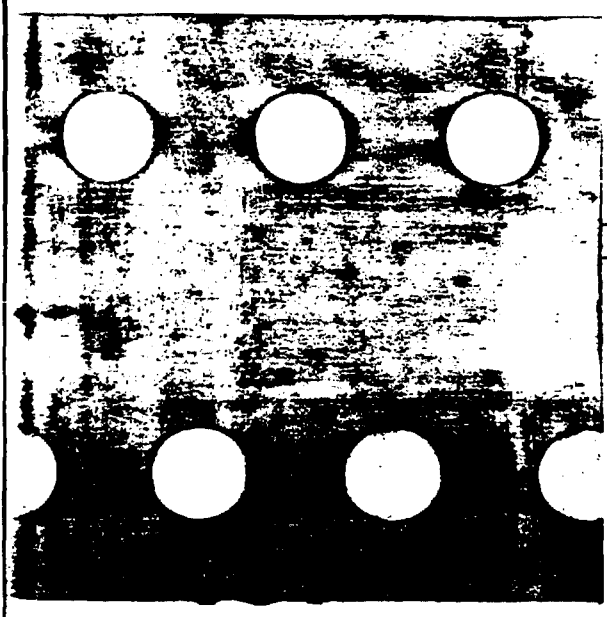
FOR _____

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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 52500.00



CAMT	52500.00
CON TX	194.25
PRFEE	1.00
WDEED	12.00
TOTAL	207.25
CHECK	207.25

05/25/94 01 13:50 0001 0431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54100
IDENTIF. REFERENCE

94 MAY 25 PM 1:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 795417