THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL
A Professional Corporation
Suite 600, 511 Union Street
Nashville, Tennessee 37219

PROPERTY OWNER: Wallace R. Clary and Susie H. Clary
501 Veritas Street
Nashville, Tennessee 37211

PROPERTY ADDRESS: 501 Veritas Street

MAIL TAX BILLS TO: Wallace R. Clary and Susie H. Clary
1101 Gray Fox Lane
Franklin, Tennessee 37064

MAP AND PARCEL #: 133-5-50

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of July, 1994, by and between Charles R. Tygard, a single person, t/a Old Glory Trading Company, Party of the First Part or Grantor, and Wallace R. Clary and wife, Susie H. Clary, Party of the Second Part.

W I T N E S S E T H :

That FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Party of the First Part has bargained and sold and does hereby bargain, sell, convey, transfer and confirm unto the said Party of the Second Part, all of his interest in the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly 75 feet of Lots 69, 70, and 71 on the Plan of Sunrise Heights Addition of record in Book 421, Page 2, Register's Office of said County.

Said part of said Lots fronts 75 feet on the southerly side of Veritas Street and runs back between lines 158 feet on the easterly side with the westerly margin of Keystone Avenue and 157.5 feet, more or less, on the westerly line to a dead line.

Being the same property conveyed to Charles R. Tygard, a single person, t/a Old Glory Trading Co., by deed from Asplundh Tree Expert Co., a Pennsylvania Corp., of record in Book 9207, Page 930, said Register's Office for Davidson County, Tennessee.

[illegible] 0101 03CHECK 190.50

The description herein is the same as set out in said Grantor's deed.

This is improved property known as 501 Veritas Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said Party of the Second Part, its successors, and assigns in fee simple forever.

The said Party of the First Part does hereby covenant with the said Party of the Second Part that he is seized and possessed of said land in fee simple, has good right to convey it, is unencumbered, except for 1994 real property taxes, which have been prorated between the parties, and as set forth on Exhibit "A" hereto.

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

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

WITNESS the signature of the Party of the First Part the day and year first above written.

BY: Charles R. Tygard Jr.

TITLE: Member and Treasurer Old Glory Trading Company

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Melanie D. Simpson, a Notary Public in and for said State and County duly commissioned and qualified, Charles R. Tygard, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument Warranty Deed for the purposes therein contained, and who further acknowledged that he is the principal of Old Glory Trading Company, the within named Bargainor, and is authorized by the said Old Glory Trading Co., to execute this instrument as the duly authorized principal of the said Bargainor.

WITNESS my hand, at office, this 1st day of July, 1994.

Melanie D Simpson
NOTARY PUBLIC

My Commission Expires: 09/24/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Wallace R Mary
AFFIANT

Subscribed and sworn to before me, this 1st day of July, 1994.

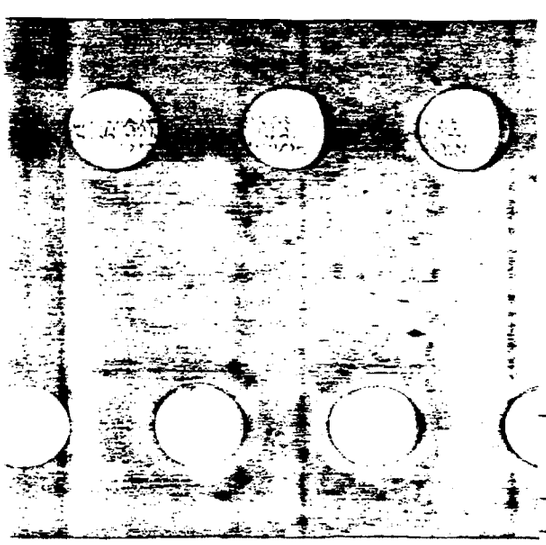
Melanie D Simpson
NOTARY PUBLIC

My Commission Expires: 09/24/94

EXHIBIT "A"

1. Such matters as shown on the Plan of Sunrise Heights Addition of record in Book 421, page 2, Register's Office for Davidson County, Tennessee.

67114
RECEIVED FOR REFERENCE
94 JUL -1 PM 3:10
REGISTER
DAVIDSON COUNTY, TN.



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

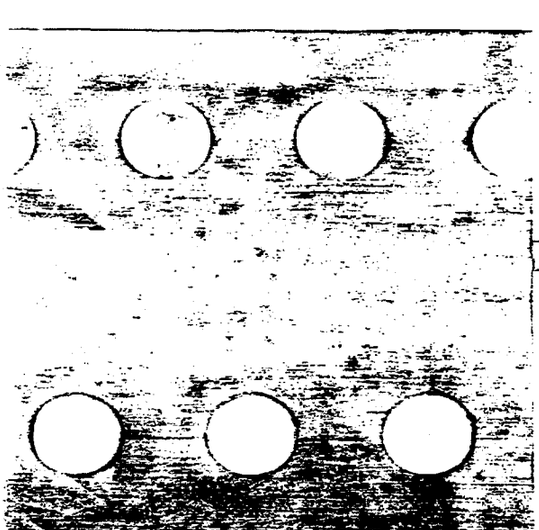
RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 831

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 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 12.00
TOTAL 190.60
CHECK 190.60

07/01/94 01 15:10 0001 2727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67141
IDENTIF. & REFERENCE

94 JUL -1 PM 3:10

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

No. 809385