This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

TENNESSEE WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

I.M.F.M., Incorporated
P. O. 100188
Nashville, TN 37210

Same

Map 71-10
Parcel 84

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,500.00.

RC Clay
Affiant

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

David M Smythe
Notary Public

My Commission Expires: 3-21-98

THIS INDENTURE, made this 1st day of July, 1994, by and between Home Owners Enterprises, Inc. and Ambrose W. J. Clay (hereinafter collectively "Grantor") and I.M.F.M., Incorporated ("Grantee").

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W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining and hereby releasing all claims to homestead and dower therein:

> A certain lot or parcel of ground, lying and being in 12th Civil District of Davidson County, Tennessee, being the south 43½ feet of Lot 14 in J. B.Hayne's Cumberland Heights Plan, of record in Book 57, Page 170, R.O.D.C., Tennessee. Beginning corner of Lots Nos.13 and 14 and running in a northerly direction 43½ feet,along the westerly margin of Brick Church Pike; thence back between parallel lines 125 feet to any alley.
>
> Being the same property conveyed to Home Owners Enterprises, Inc. by deed of record in Book 4445, Page 213, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And said Grantor, for itself and its successors and assigns does hereby covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title

thereto against the lawful claims of any persons whomsoever; and that said premises are free from all encumbrances.

Ambrose W. J. Clay, the majority shareholder of Home Owners Enterprises, Inc., joins in the conveyance for the purpose of ratifying this conveyance and also conveying any interest he might have in the property by virtue of his stock ownership interest in Home Owners Enterprises, Inc.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument this date first above written.

HOME OWNERS ENTERPRISES, INC.

By: Ambrose W. J. Clay

Title: President

Ambrose W. J. Clay
Ambrose W. J. Clay, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, David M Smythe, a Notary Public for the State of County aforesaid, personally appeared Ambrose W. J. Clay with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a President of Home Owners Enterprises, Inc., the within named bargainor, a corporation, and that he as such Officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 1st day of July, 1994.

David M Smythe
Notary Public

My Commission Expires: 3-21-98

67254
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DAVIDSON COUNTY, TN
REGISTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainor, Ambrose W. J. Clay, 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 office this 1st day of July, 1994.

David M Smythe
Notary Public

My Commission Expires: 3-21-98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9396 PAGE 257

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	3500.00
CON TX	12.95
PRFEE	1.00
WDEED	8.00
TOTAL	21.95
CHECK	21.95

07/01/94 01 16:11 0001 2843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67251
IDENTIF. & REFERENCE

94 JUL -1 PM 4:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 809501