THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 85,750.00

Conrad I. Coriz by Jean H. Coriz Atty in fact
Jean H. Coriz
Affiant

Subscribed and sworn to before me, this 29th day of June 1994

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CONRAD I. CORIZ 1304 Woodland Street Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 474 Memphis, Tennessee 38101	MAP 83-9 PARCEL 163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100---------- ($ 85,750.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JOHN B. HARDCASTLE, JR., MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CONRAD I. CORIZ AND WIFE, JEAN H. CORIZ hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northeast corner of Lot No. 2, all of Lot No. 3 except the northeast corner thereof and the southwest corner of Lot No. 4 on the Plan of E. S. Priest's Subdivision of three acres and 8 poles of East Edgefield Plan, as of record in Book 161, page 43, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Woodland Street; formerly Lindsley Avenue at a point 100.0 feet easterly from the easterly margin of 13th Street being 1.0 foot westerly from the corner of Lot Nos. 2 and 3; thence southerly in a straight line 193.0 feet 5 - 1/2 inches, more or less, to a point on the northerly margin of an alley 3.0 feet easterly from the southwest corner of said Lot No. 3; thence with the northerly margin of said alley 51.0 feet to a point 4.0 feet easterly from the corner of Lot Nos. 3 and 4; thence northerly in a straight line 200.0 feet and 2 inches, more or less, to a point on the southerly margin of Woodland Street 2 - 1/2 feet westerly from the corner of Lot Nos. 3 and 4; thence with the southerly margin of said Street, westerly 49.0 feet to the beginning.

BEING the same property conveyed to John B. Hardcastle, Jr., unmarried, by deed from William P. Purcell, III and wife, Deborah Lee Miller, of record in

CONTINUED

This is improved property known as 1304 Woodland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of E.S. Priest's Subdivision of record in Book 161, page 43, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of June, 19 94.

John B. Hardcastle
JOHN B. HARDCASTLE, JR.

Stephanie Hardcastle
STEPHANIE HARDCASTLE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN B. HARDCASTLE, JR. and STEPHANIE HARDCASTLE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 1994.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Book 7415, page 164, Register's Office for Davidson County, Tennessee.

STEPHANIE HARDCASTLE, spouse of John B. Hardcastle, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

67619

IDENTIF. & REFERENCE

94 JUL -5 AM 11:20

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3222 07/05 0101 03CHECK 33

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

RECEIVED OF _____

FOR _____

BOOK 9397 PAGE 313

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 85750.00
				CON TX 317.27
				PRFEE 1.00
				WDEED 12.00
				TOTAL 330.27
				CHECK 330.27
07/05/94	01			11:21 0001 3222

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67619
IDENTIF. & REFERENCE

94 JUL -5 AM 11:20

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809875