THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CARL D. MINCHEY
608 Emily Dr.
Goodlettsville Tn 37072

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 43-11, PARCEL 4

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,000.00

Carl D. Minchey

AFFIANT

Subscribed and sworn to me, this the 6TH day of JULY, 1994.

Denise C. Allis

Notary Public

My commission expires: 5-11-96

94 JUL -7 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

68702
IDENTIF. ↑ REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, BENFORD WILSON JAMES AND WIFE, CLARA B. JAMES, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said CARL D. MINCHEY, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 6TH day of JULY, 1994.

Benford Wilson James
BENFORD WILSON JAMES

Clara B. James
CLARA B. JAMES

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENFORD WILSON JAMES AND WIFE, CLARA B. JAMES, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6TH day of JULY, 1994.

Denise C. Ellis
notary public

My commission expires: 5-11-96

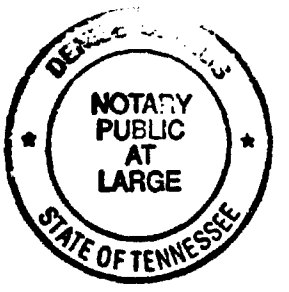


EXHIBIT 'A'

Land in Davidson County, Tennessee, being part of tract No. 13 on the plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for said County, being Lot No. 162 on the plan of the sub-division of atracts Nos. 1 and 13 of osaid Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning at a point on the easterly margin of Scalf Drive, which point is located 198.1 feet south from a concrete marker at the intersection of Scalf Drive and Roosevelt Avenue; thence easterly and parallel with Roosevelt Avenue with the dividing line between Lots Nos. 161 and 162, 159.7 feet to the common corner of Lots Nos. 161, 162, 118 and 119; thence southerly and with the dividing line between Lots Nos. 117, 118 and 162, 100 feet to the common corner of Lots Nos. 162, 163, 116 and 117; thence 118 and 162, 100 feet to the common corner of Lots Nos. 162, 163, 116 and 117; thence westerly with the dividing lines between Lots Nos. 162 and 163 and parallel with the southerly margin of Roosevelt Avenue, 158.4 feet to the easterly margin of Scalf Drive; thence northerly, with the easterly margin of Scalf Drive; 100 feet to the point of beginning.

Being the same property conveyed to Benford Wilson James and wife, Clara B. James, by Quitclaim Deed from Doak Allen James, Halton Dorris James, Johnny Moneor James and Minnie P. James, of record in Book 9165, page 651, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

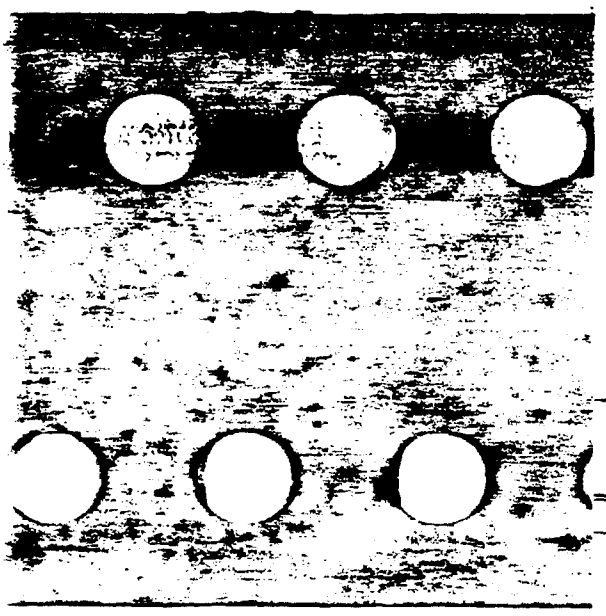
1. Real property taxes for 1994 and all future years.

2. Unrecorded easements for roads and utilities, if any.

3. All matters set forth on the Plan of record in Book 1130, page 37, said Register's Office, including all setback lines, easements, etc., as shown thereon.

1538 07/27 0101 03CHECK 46.30

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

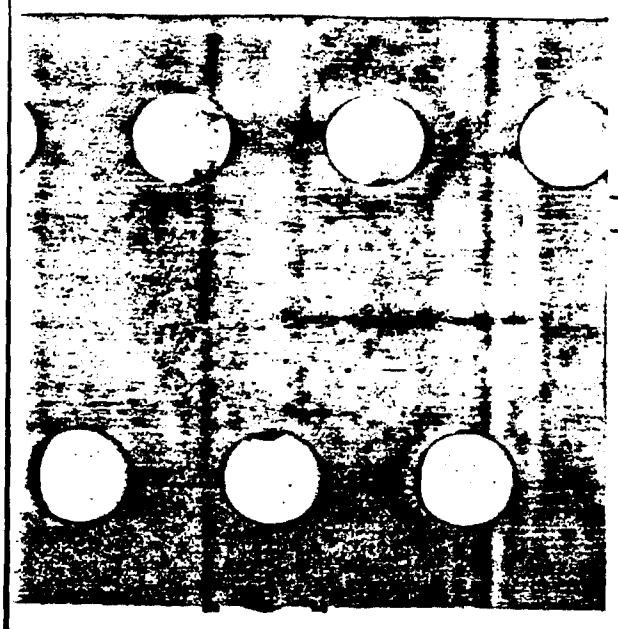
FOR _____

BOOK 9400 PAGE 651

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

MAMT 9000.00
ERR CO
MAMT 9000.00-
CAMT 9000.00
CON TX 33.30
PRFEE 1.00
WDEED 12.00
TOTAL 46.30
CHECK 46.30



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/07/94 01 09:51 0001 4368

68702
IDENTIF. ↑ REFERENCE

94 JUL -7 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 811008