GENERAL WARRANTY DEED BOOK 9421 PAGE 490

FROM: DAVID D. DORTCH and wife RUTH DORTCH, Grantors

TO: DAVID M. BUTLER and wife, BETSY P. BUTLER, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 17th Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
P.O. Box 100876 Nashville, TN 37224	(new owner)	106-9-46.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Thousand and 00/100 Dollars ($700,000.00).

David M. Butler
Affiant

SUBSCRIBED AND SWORN TO before me, this the 26 day of July, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

FOR AND IN CONSIDERATION OF the sum of Seven Hundred Thousand and 00/100 Dollars ($700,000.00), the receipt and sufficiency of which are hereby acknowledged, David D. Dortch and wife, Ruth Dortch (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto David M. Butler and wife, Betsy P. Butler (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1909 Foster Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 26 day of July, 1994.

David D. Dortch

Ruth Dortch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa K. Jackson, a Notary Public of said County and State, David D. Dortch, 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 instrument for the purposes therein contained.

Witness my hand, at Office, this 26 day of July, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa K. Jackson, a Notary Public of said County and State, Ruth Dortch, the within named 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 instrument for the purposes therein contained.

Witness my hand, at Office, this 26 day of July, 1994.

Lisa K. Jackson
Notary Public

My Commission Expires: January 24, 1998

Property Description

Land in the 6th formerly 9th Civil District of Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated October 25, 1968, as resurveyed on October 29, 1974, as follows:

Beginning in the center of Foster Avenue 289.8 feet south of the centerline of Woodycrest Avenue; thence with the center of Foster Avenue, South 1° 53' West 350 feet; thence North 88° 35' West 910.3 feet to a stake; thence North 12° 10' East 312.50 feet to a stake in the east margin of a 50-foot roadway; thence with the easterly margin of said roadway, northeastwardly 56.2 feet to a stake; thence South 88° 35' East 820 feet to the centerline of Foster Avenue, the point of beginning, containing 7 acres, more or less. Being property conveyed to David D. Dortch and Ruth Dortch by deed from Russell D. Easley, Trustee, of record in Book 6852, page 826, Register's Office for Davidson County, Tennessee.

Excluding that portion of the above described real property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4069, page 225, Register's Office for Davidson County, Tennessee as follows:

Land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point where the property line between Anne Davis Hayes and Westminster Investing Corporation intersects the present West margin of Foster Avenue; thence North 89° 54' West 13 feet along said property line to a point in the new West margin of Foster Avenue; thence South 0° 42' 30' West 302 feet along the new West margin of Foster Avenue, the same being parallel to and 30 feet from the centerline of Foster Avenue to a point in the property line between Westminster Investing Corporation and B. Ray Gilmore and W.M. Fuller; thence South 39° 17' 30" East 13 feet along said property line to a point in the present West margin of Foster Avenue; thence North 0° 42' 30" East 302 feet along the present West margin of Foster Avenue to the point of beginning and containing 0.10 acres, more or less.

And further excluding that portion of the above described real property conveyed to R&L Equipment Co., in Book 5221, page 210, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument on the westerly margin of Foster Avenue at a point that is 234.64 feet southerly of the southerly end of the southwesterly return curve at Foster Avenue and Kelvington Boulevard, (now Woodycrest) said monument being the southeasterly corner of Lot No. 1, Blackburn Subdivision as of record in Book 4885, page 172, Register's Office of Davidson County, Tennessee; thence, with the westerly margin of Foster Avenue, South 1° 58' 00" West a distance of 300.0 feet to a P.K. Nail; thence, North 88° 1' 26" West a distance of 200.97 feet to an iron pin; thence, North 2° 22' 56" West a distance of 198.79 feet to an iron pin; thence, south 88° 4' 00" East a distance of 198.79 feet to the point of beginning and containing 1.39 acres, more or less.

The above description is the same as in the previous deed of record.

EXHIBIT B

BOOK 9421 PAGE 494

Encumbrances

1. Taxes for 1994 constitute a lien, but are not yet due and payable.

2. Easement of record in Book 4826, page 852, said Register's Office.

3. Easement for ingress and egress as retained in Book 5221, page 210, said Register's Office.

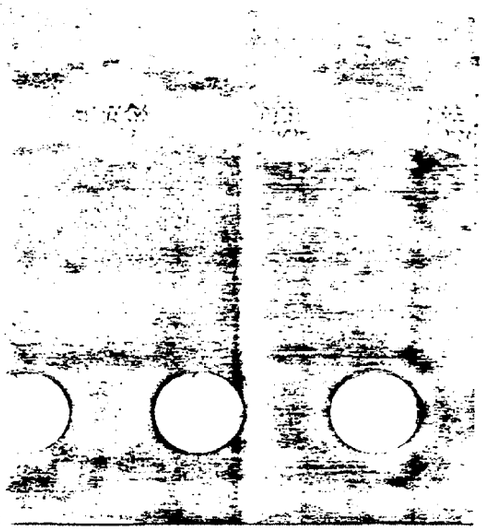
2422 07/29 0101 03CHECK 2611.00

94 JUL 29 AM 11:34

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

76165

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9421 PAGE 495

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 700000.00
CON TX 2590.00
PRFEE 1.00
[illegible] 20.00
ERR CO
TDEED 20.00-
WDEED 20.00
TOTAL 2611.00
CHECK 2611.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76165
IDENTIF. ↑ REFERENCE

94 JUL 29 AM 11:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

07/29/94 01 11:34 0001 2422

No. 818969