WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $23,500.00

X _____
Affiant

Sworn to and subscribed before me this 9 day of August, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

6559 08/10 0101 03CHECK 95.95

ADDRESS - NEW OWNER:
PMPJ Properties, Inc.
1557 Harding Place
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 72-15
Par. 17

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven T. Anderson, hereinafter called Grantor, has bargained and sold, and by these presents transfers and conveys unto PMPJ Properties, Inc., hereinafter called Grantee, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows:

Land in the 10th Ward of the City of Nashville formerly the 15th Civil District of Davidson County, Tennessee being Lot No. 5 on the map showing the re-subdivision of Lots 15 to 25, both inclusive in Belle Forrest Subdivision as of record in Book 547, page 33, Register's Office for said County.

Said Lot 5 fronts 50 feet on the westerly side of Pennington Avenue and extends back 235.3 feet on the northerly line and 237.2 feet on the southerly line to a dead line measuring 50 feet in the rear of said lot.

BEING a part of the same property conveyed to Clive Anderson, Sr., by deed from William M. Brooks, a single person, of record in Book 5508, page 132, Register's Office, Davidson County, Tennessee, the said Clive Anderson, Sr., having since died and devised said property to Steven T. Anderson by will of record in Will Book 152, page 235, Probate Clerks Office, Davidson County, Tennessee.

The above described property is not the place of usual residence of the Grantor herein.

This is improved property known as 2618 Pennington Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a

good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9th day of August, 1994.

STEVEN T. ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven T. Anderson, the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of August, 1994.

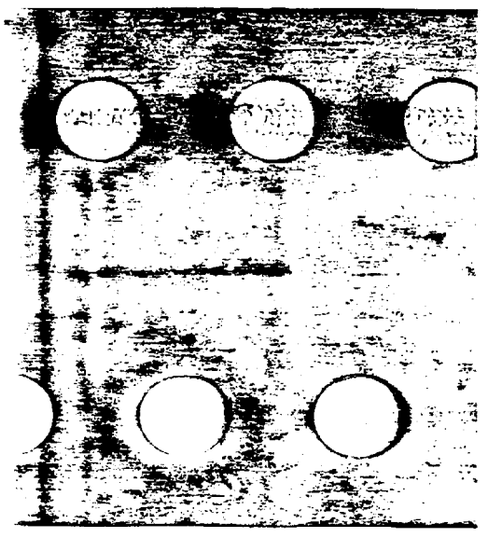
NOTARY PUBLIC

My Commission Expires: 11-26-94

79951
IDENTIF. & REFERENCE

94 AUG 10 AM 10:13
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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

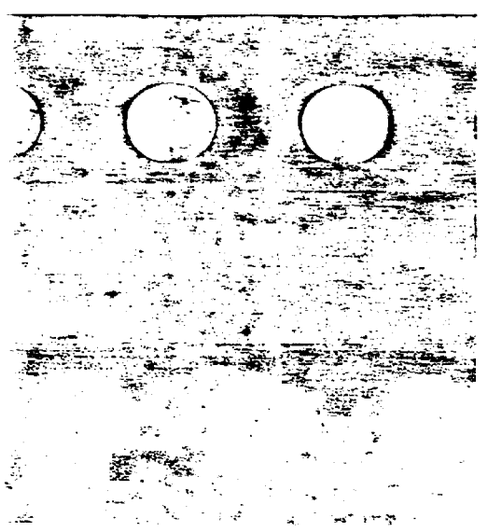
RECEIVED OF _____

FOR _____

BOOK 9433 PAGE 267

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 23500.00
CON TX 86.95
PRFEE 1.00
WDEED 8.00
TOTAL 95.95
CHECK 95.95

08/10/94 01 10:13 0001 6559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79951
IDENTIF. ↑ REFERENCE

94 AUG 10 AM 10: 13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 823038