21-B

THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

BOOK 9456 PAGE 135

New Owner:	Tax Bills To:	Map/Parcel No:
U. Grant Browning Construction Co. Inc. 3015 Poston Avenue Nashville, Tennessee 37203	same	117-2-158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty-Four Thousand Nine Hundred Dollars ($134,900.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Daniel C. Deckbar ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto U. Grant Browning Construction Co. Inc., a Tennessee corporation ("Grantee" herein), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 11, Block 2 on the plan of a development of Stokes Tract, of record in Book 974, page 24, Register's Office for said County.
>
> SAID Lot No. 11, Block 2, which is a corner lot, fronts 100 feet on the southeasterly margin of Woodlawn Avenue and fronts 181 feet on the southwesterly margin of Sharondale Road, and extends back 181 feet on the southwesterly line and 100 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Grantor by deed of record in Book 8331, page 445, Register's office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

This is improved property known as 2901 Woodlawn Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 1994: A lien, but not yet due and payable.

2. All matters shown on the plan of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee.

3. All subdivision restrictions, building lines, and easements of record.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand as of this 31st day of August, 1994.

Daniel C. Deckbar

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public for the State and County aforesaid, Daniel C. Deckbar, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, executed the foregoing Instrument for the purposes therein contained.

WITNESS my hand at office in Nashville, Tennessee, this 31st day of August, 1994.

Notary Public

My Commission Expires:

7/25/98

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 134,900.00 .

Affiant

Sworn to and subscribed before me,

this 31 day of August, 1994.

Sue Miriday Norris
Notary Public

My Commission Expires:

11-20-96

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IDENTIFICATION REFERENCE

94 SEP -2 PM 3:33

REGISTER
DAVIDSON COUNTY, TN.

5081 09/02 0101 03CHECK 516.13

O W N E R ' S A F F I D A V I T

STATE OF: Tennessee
COUNTY OF: Davidson

FILE NUMBER: 94-26094

Before me, the undersigned Notary Public in and for said County and State, personally appeared:

DANIEL C. DECKBAR

known to me and being first duly sworn, depose(s) and say(s):

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1. That DANIEL C. DECKBAR

own(s) the following real property in Davidson County, Tennessee:

Being Land as described in Deed Book 8831, page 445, said Register's Office.

2. That said owner(s) is/are in possession of said property, and the following is a list of all tenants with rental terms: (Check One)

See Attached list of Tenants
X The undersigned is in sole possession and there are no Tenants.

3. That all indebtedness due anyone for labor, materials, or services which might be liens on said property are fully paid, and that no improvements other than routine items of maintenance repair or replacement have been made to subject property since January 1st of the previous calendar year.

4. That no security interest under the Uniform Commercial Code has been perfected against the improvements and/or fixtures.

5. That there are no judgments, pending litigation, executions or attachments in or from any court affecting said property of said owner(s).

6. That no bankruptcy proceeding in any Federal Court has been filed against (or by) any owner of said property. There is no outstanding contract(s) of sale, conveyance(s), easements(s) or encumbrance(s) affecting said property other than as disclosed in the current commitment issued by Lawyers Title Insurance Corporation and/or as shown on the closing statement on this transaction.

7. That all persons who have executed or will execute instruments conveying or encumbering said property are at least 18 years old and are free from legal disability.

8. There are no boundary line dispute(s), claim(s), conflict(s), encroachment(s) or other fact(s) that would affect the total area of the land or the boundaries of the land to be insured.

9. That in consideration of Lawyers Title Insurance Corporation willingness to insure the "Gap" (that period of time between the last search of the public records and the recording of the insured instruments) the undersigned agree(s) to indemnify and hold harmless said company against all loss or expense due to any intervening matter which may be recorded prior to the insured instruments.

10. That the undersigned make(s) this statement for the express purposes of inducing Lawyers Title Insurance Corporation to insure title to said property to be free from adverse claims or liens not herein stated, and of enabling said owner(s) to receive the consideration for sale, lease or mortgage of said property. Affiant(s) guarantee and warrant the statements of fact herein, which shall be construed as a continual contractual obligation in favor of said company.

11. That in consideration of the issuance of title insurance by said company as aforesaid, the undersigned agree(s) to indemnify and hold harmless said company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing this agreement.

Daniel C. Deckbar
DANIEL C. DECKBAR

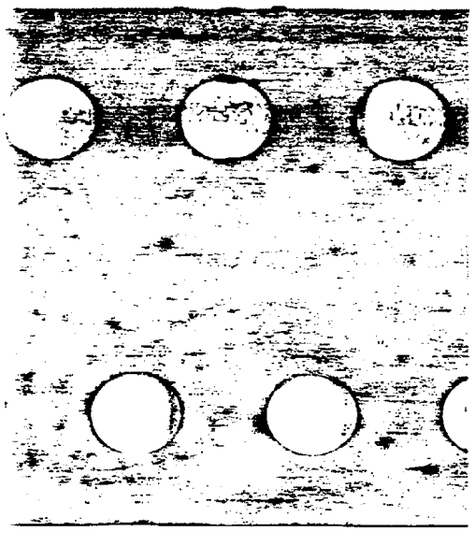
SWORN to and subscribed before me,

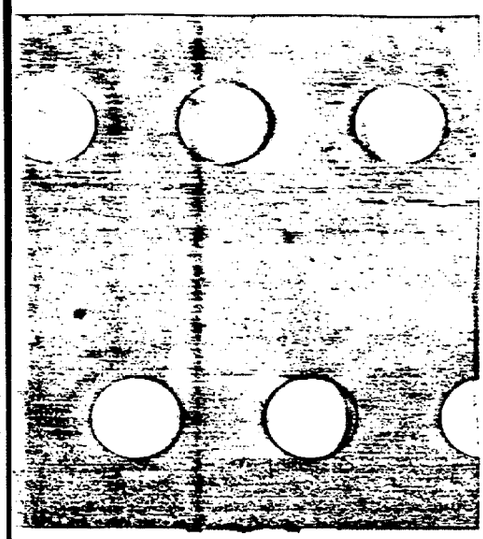
this this 31 day of August, 1994.

Sue Murphy Norris
Notary Public

My Commission Expires: 11-20-96

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 9456 PAGE 139

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
134900.00
CON TX 499.13
PRFEE 1.00
TDEED 16.00
~~FEE CO~~
~~TDEED 16.00~~
WDEED 16.00
TOTAL 516.13
CHECK 516.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/94 01 15:32 0001 5081

87797
IDENTIF. & REFERENCE

94 SEP -2 PM 3:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 831451