BOX 2

BOOK 9494 PAGE 501

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF October 19 94

Notary Public

MY COMMISSION EXPIRES: 5/28/95
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires May 28, 1995

THIS INSTRUMENT WAS PREPARED BY:
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erol Baycora	New Owner	091-13-360
(NAME)	(NAME)	
6001 Lenox Avenue		8DA-47567
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary Ann McPherson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erol Baycora

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, as follows:

BEING Tract No. 2 on the Paul Richarson property, Plat Book 5060, page 158, on the Resubdivision of a Tract of land belonging to Harold R. Richardson being a subdivision of the Cowden property described according to a survey by Charles Phillip Clinard surveyor dated May 1977, as follows:

BEGINNING at an iron pin in the southerly margin of Lenox Avenue at the common corner of tracts 1 and 2; thence with the margin of said Avenue, North 85 degrees East 291.31 feet to an iron pin at the beginning of a curve; thence around said curve southeasterly 39.95 feet to an iron pin in the westerly margin of Lellyett Street; thence with the margin of the same, South 3 degrees 27 min. East 206.52 feet to an iron pin at the beginning of a curve; thence around said curve southwesterly 34.25 feet to an iron pin in the northerly margin of Neighborly Avenue; thence with the same, South 75 degrees 03' West 293.77 feet to an iron pin at the corner of Tracts 1 and 2; thence with the line between said two tracts North 5 degrees West 306.90 feet to the point of beginning.

Being the same property conveyed to Roy McPherson, by deed from Paul R. Richardson, Jr., Imogene Richardson Hutton, Paul R. Richardson, Sr., and wife, Alice Roxie A. Richardson and Harold R. Richardson, of record in Book 5155, Page 120, Register's Office for Davidson County, Tennessee. The said Roy McPherson and Mary Ann McPherson having since divorced by Final Decree of record in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 90D-377, this conveyance being a further division of the marital estate, pursuant to the Final Order of the Court and affirmed by the Court of Appeals

CONTINUED

unimproved ( )
This is improved (X) property, known as 6001 Lenox Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs 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 12th day of October 19 94

Mary Ann McPherson

Mary Ann McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9494 PG 502

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann McPherson

the 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 and official seal at Brentwood Tennessee, this 12th day of October 19 94

Commission expires 5/28/95

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 28, 1995

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for said State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Mary Ann McPherson

TO

Erol Baycora

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

by an opinion issued on 10/12/92. The said Roy McPherson having quitclaimed said property to Mary Ann McPherson by deed of record in Book 8840, page 166, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1994 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5060, page 158; Easements of record in Book 1638, page 632, Book 2270, page 213 and Book 2960, page 263; all of record in the Register's Office for Davidson County, Tennessee.

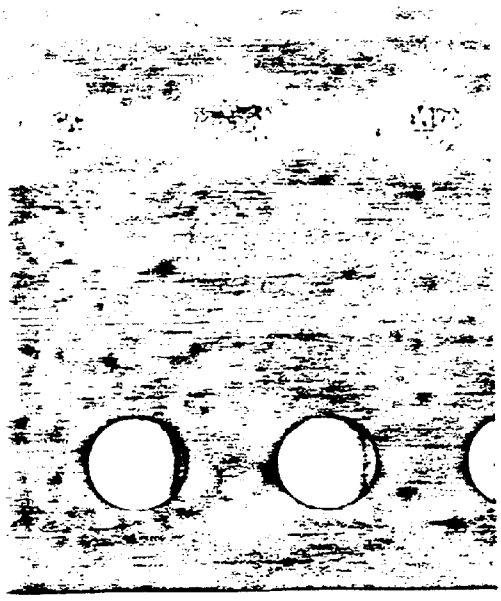
MAM

00311
IDENTIF. ↑ REFERENCE

94 OCT 17 AM 10: 11

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8607 10/17 0101 03CHECK 2233.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

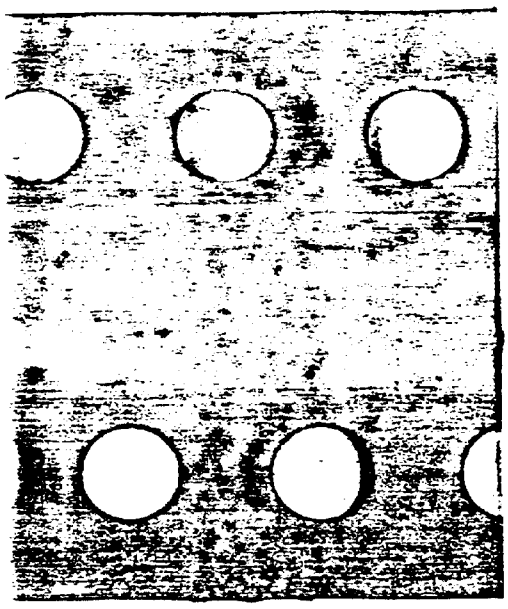
RECEIVED OF _____

FOR _____

BOOK 9494 PG 504

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 600000.00
CON TX 2220.00
PRFEE 1.00
WDEED 12.00
TOTAL 2233.00
CHECK 2233.00

10/17/94 01 10:11 0001 8607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00311
IDENTIF. ↑ REFERENCE

94 OCT 17 AM 10: 11

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

No. 844802