This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

File 12865
File Box 38
(First Title & Escrow)

BOOK 9506 PG 60

Address New Owner(s):
Carden & Cherry, Inc.
1220 McGavock Street
Nashville, TN 37203

Send Tax Bills to
New Owner

Map: 93-9
Parcel: 176

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT E. BAULCH, JR., Trustee U/A with Viola Sudekum Baulch dated December 29, 1989, THIRD NATIONAL BANK IN NASHVILLE, Trustee for Marie S. Woolwine U/A dated December 4, 1992, ANTHONY S. JOHNSTON, FRANCES J. EARTHMAN, KERMIT C. STENGEL, JR., Trustee for Nettie Elizabeth Stengel Joy U/A dated January 3, 1967, and KERMIT C. STENGEL, JR., Trustee for Kermit C. Stengel, Jr. U/A dated January 3, 1967, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to CARDEN & CHERRY, INC., a Tennessee corporation, ("Grantee"), its successors and assigns, land in Davidson County, Tennessee more particularly described on Exhibit "A" hereto.

This is unimproved property known as 1212 McGavock Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B". Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under them but no further or otherwise.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 24th day of October, 1994.

GRANTORS:

Robert E. Baulch

ROBERT E. BAULCH, JR., Trustee U/A with Viola Sudekum Baulch dated December 29, 1989

THIRD NATIONAL BANK IN NASHVILLE, Trustee for Marie S. Woolwine U/A dated December 4, 1992

By: _____

Title: Group VP

94 OCT 31 PM 12:51

REGISTER
DAVIDSON COUNTY, TN.

01332
IDENTIFICATION REFERENCE

ANTHONY S. JOHNSTON

FRANCES J. EARTHMAN

KERMIT C. STENGEL, JR., Trustee
for Nettie Elizabeth Stengel Joy
U/A dated January 3, 1967

KERMIT C. STENGEL, JR., Trustee
for Kermit C. Stengel, Jr. U/A
dated January 3, 1967

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared ROBERT E. BAULCH, JR., Trustee U/A with Viola Sudekum Baulch dated December 29, 1989, 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, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 25th day of October, 1994.

Notary Public

My Commission Expires: 9/27/1997

SHARON A. KIEVIT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEONARD WOOD, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained and who further acknowledged that HE is the GROUP VICE-PRES of Third National Bank of Nashville, Trustee for Marie S. Woolwine U/A dated December 4, 1992, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th day of October, 1994.

Notary Public

My Commission Expires: 9/27/1997

SHARON A. KIEVIT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ANTHONY S. JOHNSTON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 1994.

Mary Jo Sanders
Notary Public

My Commission Expires: 3/25/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, FRANCES J. EARTHMAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 1994.

Mary Jo Sanders
Notary Public

My Commission Expires: 3/25/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared KERMIT C. STENGEL, JR., Trustee for Nettie Elizabeth Stengel Joy U/A dated January 3, 1967, 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, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal this 25th day of October, 1994.

Sharon A. Kiehl
Notary Public

My Commission Expires: 9/27/1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared KERMIT C. STENGEL, JR., Trustee for Kermit C. Stengel U/A dated January 3, 1967, 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, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal this 25th day of October, 1994.

Notary Public

My Commission Expires: 9/27/1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,300.00.

Affiant

Subscribed and sworn to before me,
this 27th day of October, 1994.

Notary Public

My Commission Expires: 11/20/98

3:GEM1021942.WJ

Exhibit "A"

Being the west half of Lot No. 106, in the plan of McNairy's West Nashville Lots, as recorded in Book 9, pages 322 and 323 of the Register's Office for Davidson County, Tennessee. Said half of said Lot 106 fronts 50 feet on the north side of McGavock Street and runs back northerly between parallel lines 169 feet to an alley.

Being the same property conveyed to Anthony Sudekum by deed from A. S. Garrett and wife, Bertie H. Garrett, of record in Book 1272, page 6, Register's Office for Davidson County, Tennessee. Anthony Sudekum has since died and devised said property to Nettie Elizabeth Sudekum by will of record in Will Book 61, page 197, in the office of the Clerk of the Probate Court for Davidson County, Tennessee. Nettie Elizabeth Sudekum has subsequently died and devised said property to Viola Sudekum Slack (subsequently being Viola Sudekum Baulch), Elizabeth Sudekum Johnston, Sara Sudekum Stengel and Marie Sudekum Woolwine by will of record in Will Book 78, page 1, in the office of the Clerk of the Probate Court for Davidson County, Tennessee; and portions of the same property having been subsequently conveyed as follows:

1. Viola Sudekum Baulch conveyed one-fourth (1/4) undivided interest in said property to Robert E. Baulch, Jr., Trustee U/A dated December 29, 1989, by deed of record in Book 9009, page 398, Register's Office for Davidson County, Tennessee.

2. Elizabeth Sudekum Johnston having since died, with her will being of record in Will Book 163, page 825, in the office of the Clerk of the Probate Court for Davidson County, Tennessee; and Third National Bank in Nashville, Executor of the Estate of Elizabeth S. Johnston, joined by D. Webster Johnston, as the surviving spouse of Elizabeth S. Johnston, conveyed a one-eighth (1/8) undivided interest in said property to Anthony S. Johnston, by deed of record in Book 8295, page 283, Register's Office for Davidson County, Tennessee, and also conveyed a one-eighth (1/8) undivided interest in said property to Frances J. Earthman, by deed of record in Book 8295, page 289, Register's Office for Davidson County, Tennessee;

3. Sarah S. Stengel conveyed all of her right, title and interest in said property to Sara S. Stengel, Trustee U/A dated January 13, 1983, by deed of record in Book 6000, page 851, Register's Office for Davidson County, Tennessee; and Sara S. Stengel, Trustee U/A dated January 13, 1983, joined by Sara Stengel, individually, conveyed a one-fourth (1/4) undivided interest in said property to Kermit C. Stengel, Jr.,

Trustee for Kermit C. Stengel, Jr., U/A dated January 3, 1967, and to Kermit C. Stengel, Jr., Trustee for Nettie Elizabeth Stengel Joy U/A dated January 3, 1967, being a one-eighth (1/8) undivided interest to each such grantee, by deed of record in Book 7739, page 396, Register's Office for Davidson County, Tennessee; and

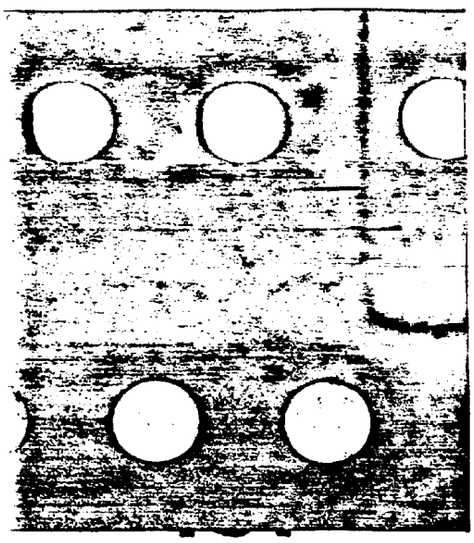
4. Marie Sudekum Woolwine conveyed a one-fourth (1/4) undivided interest in said property to Third National Bank in Nashville, Trustee, U/A dated December 4, 1992, by deed of record in Book 8807, page 383, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. Taxes for 1994, which have been prorated and assumed by Grantee.

2877 10/31 0101 03CHECK 181.81





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

RECEIVED OF _____

FOR _____

BOOK 9506PG 67

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	41300.00
			MOR TX	152.81
			PRFEE	1.00
			TDEED	28.00
			TOTAL	181.81
			CHECK	181.81
10/31/94	01		12:51 0001	2877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04332
IDENTIF. & REFERENCE

94 OCT 31 PM 12:51
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 849183