This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Gangaware-Jones Partnership
145 Haverford Drive
Nashville, Tennessee 37205

SEND TAX BILL:
To Owner

BOOK 9527 PG 166

MORTGAGEE:
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:

MAP	115
GROUP	16
PARCEL	85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sandra Y. Taylor as Conservator for the Estate of Irene H. Adams, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Gangaware-Jones Partnership, a Tennessee general partnership composed of Kevin Gangaware and Phillip Byron Jones, hereinafter called the Grantee, 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, being Lot No. 24 on the Plan of West Meade Farms, Section 3, as of record in Book 1835, page 4, Register's Office for said County.
>
> Said Lot No. 24 fronts 92 feet on the southerly side of Haverford Drive and runs back between lines 220.7 feet on the west line and 181.9 feet on the east line, to a dead line in the rear on which it measures 100 feet.
>
> BEING the same property conveyed to Irene H. Adams by Deed of Correction from C. C. Adams, as of record in Book 5242, page 7, and by instruments of record in Book 4836, page 93, and Book 4298, page 224, Register's Office for Davidson County, Tennessee.

This is improved property known as 151 Haverford Drive, Nashville, TN 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gangaware-Jones Partnership, a Tennessee general partnership composed of Kevin Gangaware and Phillip Byron Jones, their heirs and assigns, forever; and I, Sandra Y. Taylor as Conservator for the Estate of Irene H. Adams, do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 22nd day of November, 1994.

Sandra Y. Taylor, as Conservator for
the Estate of Irene H. Adams
and not Otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandra Y. Taylor, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of November, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 106,500.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of November, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

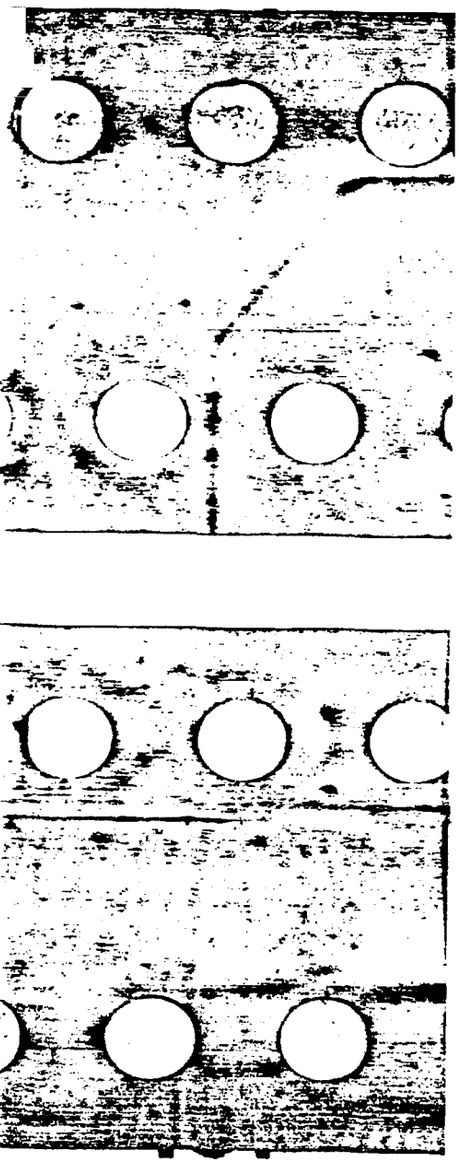
My Commission Expires: May 28, 1995

94 NOV 22 PM 3:23
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5389 11/22 0101 03CHECK 403.05

11112
IDENTIF. ↑ REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9527 PG 168

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				106500.00
			CON TX	394.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	403.05
			CHECK	403.05
11/22/94	01		15:28 0001	6389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11112
IDENTIF. # REFERENCE

94 NOV 22 PM 3:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 856441