BOOK 9551 PG 440

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Richard F Dennis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 11/11/97
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard F. Dennis (NAME)	Richard F. Dennis (NAME)	147-12-90
4720 Nolensville Road (ADDRESS)	6028 Manor Place (ADDRESS)	5DU-17503
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Rains Bros. Cleaners & Laundry Company, a Tennessee corporation now known as Tusculum Cleaners, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard F. Dennis and wife, Marlene G. Dennis

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, being Lot No. 14 on the Map of Tom C. Lamb Subdivision, Section 4, as of record in Book 4675, Page 151, Register's Office for said County.

SAID Lot No. 14 fronts 26.33 feet on the easterly side of Nolensville Road and extends back between lines 150.61 feet on the southerly line and 152.02 feet on the northerly line to an alley measuring 26.44 feet thereon.

Being the same property conveyed to Rains Bros. Cleaners & Laundry Company, a Tennessee corporation by deed from Tom C. Lamb and wife, Mattie Sue Lamb of record in Book 5178, Page 206, Register's Office for Davidson County, Tennessee. The said Rains Bros. Cleaners & Laundry Company, a Tennessee corporation has since changed names and is now known as Tusculum Cleaners, Inc. This conveyance is subject to any and all existing restrictions and easements of record.

18924
IDENTIF. & REFERENCE

94 DEC 20 PM 3:37
REGISTER
DAVIDSON COUNTY, TN.

4950 12/20 0101 03CHECK 379.00

unimproved ( )
This is improved (X) property, known as 4720 Nolensville Road, Nashville, TN 37211
(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 13th day of December 19 94

Tusculum Cleaners, Inc., formerly known as Rains Bros. Cleaners & Laundry
By: Buford DeFord
Buford DeFord, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9551 PG 441

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Buford DeFord

And _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Owner

And _____ respectively of the Tusculum Cleaners, Inc.

the within named bargainor, and corporation, and that he as such Owner

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 Buford DeFord as such Owner, and attesting the same by the said _____

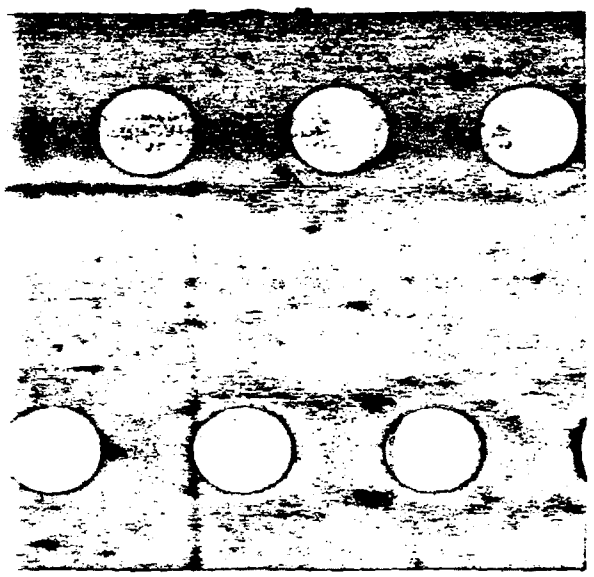
As such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of December 19 94.

My commission expires 11-96

_____
Notary Public

JILL L ROLLER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

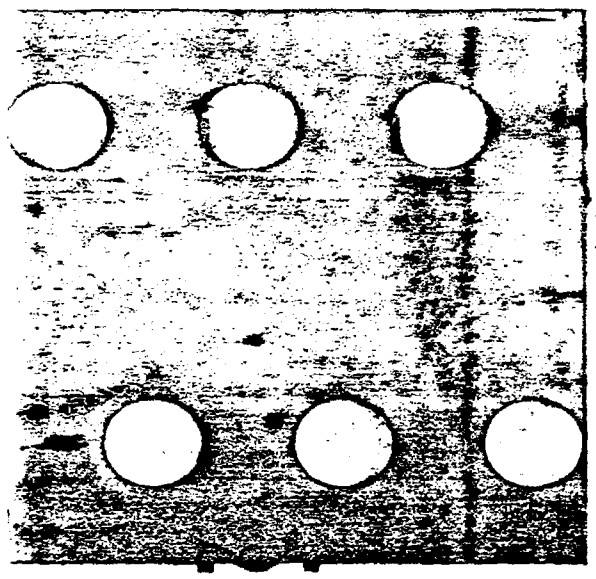
RECEIVED OF _____

FOR _____

BOOK 9551 PG 442

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

12/20/94 01 15:38 0001 4950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18924
IDENTIF. ↑ REFERENCE

94 DEC 20 PM 3:37

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

No. 864888