BOOK 9554PG986

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

~~File Box 24~~

ADDRESS NEW OWNER:
Resource², Inc.
640 Spence Lane, Suite 111
Nashville, TN 37217

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James D. Byrum, a widower hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Resource², Inc. , hereinafter called the Grantees, it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit "A"

6294 12/27 0101 03CHECK 294.50

This is the same description as in previous deeds of record.
This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.
All Taxes for 1994 will be paid by Grantee.
James D. Byrum, James Byrum and J. D. Byrum is one and the same person.

This is improved property known as 1245 2nd Ave.S., 1227 Avondale Cr., 875 Granada Avenue, 620 McFerrin Avenue, 1435 Meridian Street, 1317, 1319 and 1427 Pennock Avenue, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Resource², Inc., it's successors and assigns, forever; and we, James D. Byrum, a widower do covenant with the said Grantees 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 Grantees, it's successors 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.

20153
IDENTIFICATION REFERENCE

PICK-UP

Witness my hand this the 24th day of December, 1994. BOOK 9554 PG 987

James D. Byrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Byrum, a widower 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 10/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of December, 1994.

NOTARY PUBLIC
My Commission Expires:

EXHIBIT "A"

TRACT I: 1245 2nd Avenue South Map 105-3 Par. 264
BEING part of Lot No. 27 on the Map of John Nelson's Addition to Nashville, of record in Book 2, Page 182, Register's Office for said County, described as follows:

BEGINNING at a point on the west margin of 2nd Avenue South, 27 feet 6 inches north of the southeast corner of said Lot 27; thence northerly along the westerly margin of said Avenue, 34 feet 3 inches to a point, the southeast corner of a part of said lot conveyed to E. El. Ellas and wife, by deed from S. I. Cason and wife, of record in Book 754, Page 589, said Register's Office; thence westerly along said Ellas' south line 127 feet 6 inches to a point in the est margin of an alley; thence with said alley, south 34 feet 3 inches to a point 27 feet 6 inches north of the southwest corner of said Lot 27; thence eastwardly 127 feet 6 inches to the point of beginning.

BEING same property conveyed to J. D. Byrum by deed from Richard V. Perkerson and wife, Barbara D. Perkerson of record in Book 5456, Page 210, Register's Office for Davidson County, Tennessee.

TRACT II: 1227 Avondale Circle Map 71-2 Par 54
LAND in Davidson County, Tennessee, in the 12th Civil District, described partly according to a survey made by Z. J. Wilkinson, Surveyor, dated May 12, 1949, as follows:

BEGINNING in the southerly margin of Avondale Circle, formerly Stratford Avenue, at the northwest corner of the property conveyed to David Perry Webb and wife, by deed from T. W. Street and wife, of record in Book 2443, Page 26, said Register's Office; thence with the southerly margin of said Avondale Circle, S77°W, 55 feet to a stake in a wall; thence with said wall, S20°E, 87 feet and continuing in the same direction 13 feet, in all 100 feet; thence N77°E, 50 feet, more or less, to Webb's southwest corner; thence with said Webb's western boundary line, northerly 100 feet to the point of beginning.

BEING the same property conveyed to James D. Byrum and wife, Sarah Frances Byrum by deed from Nathaniel Davidson and wife, Margrette Ellen Davidson, of record in Book 5875, Page 175, Register's Office for Davidson County, Tennessee. The said Sarah Francis Byrum having since died.

TRACT III: 875 Granada Avenue Map 82-4 Par. 259
BEING Lot No. 12, on the Plan of Carter Lane Place, of record in Plat Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James D. Byrum and wife, Sarah Francis Byrum by deed from Walter S. Beard and wife, Bessie Mai Beard, of record in Book 5201, Page 730, Register's Office for Davidson County, Tennessee. The said Sarah Francis Byrum having since died.

TRACT IV: 620 McFerrin Avenue Map 82-8 Par. 272
BEING Lot No. 11, on the Plan of F. O. Beasley's Subdivision of the Vaughn Tract, of record in Book 2, Page 105, Chancery Court for Nashville, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James D. Byrum by deed from Franklin Roosevelt Taylor, unmarried, of record in Book 5224, Page 912, Register's Office for Davidson County, Tennessee.

TRACT V: 1435 Meridian Street Map 71-11 Par. 199
BEING Lots Nos. 348 and 349, on the Plan of Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James Byrum by deed from Mary Katherine Sawyer Graham, an unmarried woman, of record in Book 6960, Page 487, Register's Office for Davidson County, Tennessee.

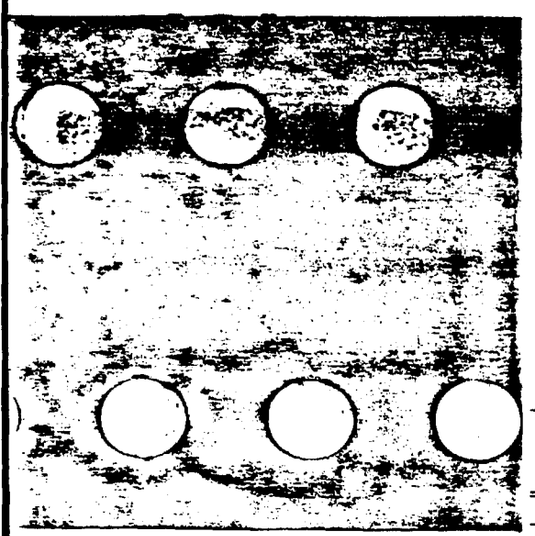
TRACT VI: 1317 and 1319 Pennock Avenue Map 71-15 Par. 172
BEING Lot No. 257 and the northerly one-half of Lot No. 258 on the Map of the Highland Land Company's Subdivision of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 257 and part of Lot No. 258 front together 37-1/2 feet on the easterly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

BEING the same property conveyed to James D. Byrum by deed from Mary Sawyer Graham, a widow, of record in Book 5950, Page 505, Register's Office for Davidson County, Tennessee.

TRACT VII: 1427 Pennock Avenue Map 71-11 Par. 230
BEING Lot No. 200 and 201, on the Plan of Highland Land Company, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James D. Byrum, a single person by deed from Lula Conquest aka Lula Conquest Jones, a widow, of record in Book 7925, Page 9, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

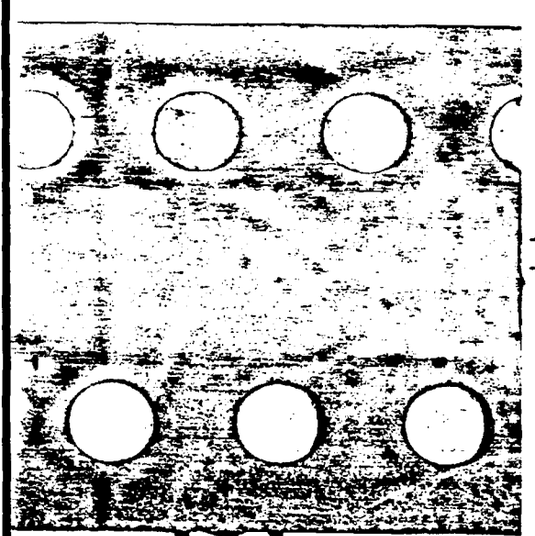
BOOK 9554 PG 990

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 16.00
TOTAL 294.50
CHECK 294.50

12/27/94 01 11:00 0001 6284



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20153
IDENTIF. # REFERENCE

94 DEC 27 AM 11:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 866191