BOOK 9560 PG 197

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF Davidson}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,500.00

Lewis E Loftis Sr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF December, 1994

Jimmy A. Duncan
NOTARY PUBLIC

My Commission expires: 11-25-95

mail

THIS INSTRUMENT PREPARED BY

Jimmy A. Duncan, Atty., 4904 Charlotte Avenue, Nashville, Tennessee 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cummins Station, L.L.C. (NAME)	SAME (NAME)	Map 93-10
209 10th Avenue South (ADDRESS)	(ADDRESS)	Parcel 55 & 56
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Lewis E. Loftis, Sr. and wife, Marie B. Loftis

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Cummins Station, L.L.C.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached
for Description

94 DEC 30 PM 1:16
DAVIDSON CO. TN.
REGISTER

IDENTIFICATION REFERENCE

21693

unimproved ( )
This is improved (X) property, known as 515 8th Avenue South, Nashville, Tennessee 37203
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of December, 1994.

Lewis E. Loftis Sr

Marie B. Loftis

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lewis E. Loftis, Sr. and wife, Marie B. Loftis, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of December, 1994.

My Commission expires:
11-25-95

Jimmy A. Duncan
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

EXHIBIT "A"

Tract I

A lot or parcel of land in South Nashville, Davidson County, Tennessee, known as parts of Lots Nos. 15 and 16 in the Subdivision of the Gaines and Woodfolk property, which subdivision is not of record, described as follows:

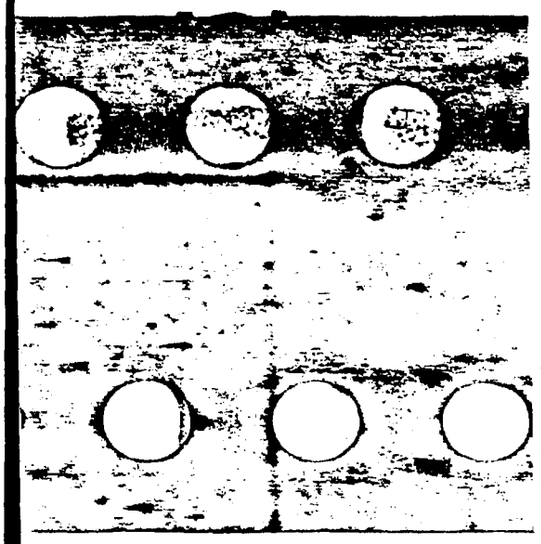
Beginning at the southwest corner of 8th Avenue South, as widened, and Palmer Place; running thence Westwardly with the southerly margin of Palmer Place, 84.78 feet to the northeast corner of a lot owned by Dan Leach and wife, Mabel; thence with Leech's east line, Southwardly 124 feet, more or less, to the northerly margin of Hay Street; thence Eastwardly with the northerly margin of Hay Street; 105.28 feet to the westerly margin of 8th Avenue South, as widened; thence Northwardly with the westerly margin of said Avenue, as widened, 124 feet to the beginning.

Tract II

Land in Davidson County, Tennessee, being parts of Lots 14 and 15 on the Plan of Palmer Place, or record in Book 57, page 117, Register's Office for Davidson County, Tennessee. Said parts of lots hereby conveyed begin at a point on the southerly margin of Palmer Avenue, 93 feet Westerly from the southwesterly corner of Palmer Avenue and 8th Avenue South, formerly Spruce Street, and running thence Westerly with the Southerly margin of Palmer Avenue or Palmer Place, 57 feet to the north margin of a street; thence Easterly 57 feet to a stake; thence at right angles, Southerly 124 feet to the north margin of a street; thence Easterly 57 feet to a stake 113 feet Westerly from the westerly margin of 8th Avenue South; thence Northerly 124 feet to Palmer Avenue or Place, the point of beginning.

Being the same property conveyed to Lewis E. Loftis, Sr. and wife, Marie B. Loftis, by deed from Emma Moore, an unmarried person, of record in Book 6279, page 805, Register's Office for Davidson County, Tennessee.

7825 11/30 0101 33 CHECK 951.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

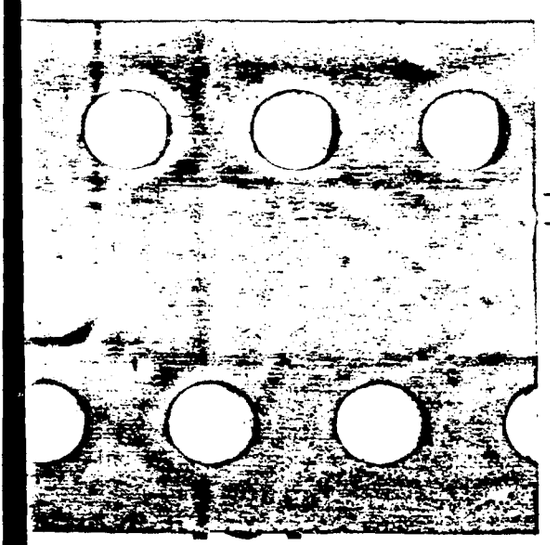
RECEIVED OF _____

FOR _____

BOOK 9560 PG 200

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
145500.00
CON TX 538.35
PRFEE 1.00
WDEED 12.00
TOTAL 551.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 551.35

12/30/94 01 13:48 0001 7985

21693

IDENTIF. & REFERENCE

94 DEC 30 PM 1:46

DAVIDSON COUNTY, TN.

No. 867870