Map: 72-05-0

Parcel: 154

WARRANTY DEED

BOOK 9564 PG 241

Address of New Owner(s)

Tom Allen Dulworth
3100 Ambrose Avenue
Nashville, TN 37207

Send Tax Bills To:

SAME

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan, P.C.
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is $50,000.

Tom A Dulworth
Affiant

Subscribed and sworn to before me this 13 day of October, 1994.

JAMES D. JORDAN NOTARY PUBLIC AT LAW OF TENN.

Notary Public

My Commission Expires 5/24/97

For and in Consideration of the sum of Fifty Thousand Dollars ($50,000) and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Anna J. Martin, unmarried, (hereafter referred to as "Grantor") have bargained and sold, and by these presents do transfer and convey to Tom Allen Dulworth, his heirs and assigns, (hereafter referred to as "Grantee") my one-half interest as a tenant in common in and to a certain tract or parcel of land described as follows:

Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, adjoining Section I of Rothwood, as of record in Book 1424, page 134, Register's Office for said County, and being the southerly 102 feet of Tract "F" on an unrecorded Map of Tracts "A" and "G", adjoining said Section I, and being described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, February 21, 1951, as follows:

Beginning at a point on the northerly margin of North Hill Drive at the corner of Tracts "F" and "G", being 100 feet west of the westerly line of the property of Central Lumber Company, as conveyed by deed of record in Book 1880, page 222, said Register's Office; thence with a line between Tracts "F" and "G" parallel to the westerly line of said Central Lumber Company's property north 3 deg. east 102 feet to a point; thence west and parallel with the northerly margin of North Hill Drive 112.7 feet to the easterly margin of Ambrose Avenue, as extended; thence with the margin of said Avenue south 3 deg. west 82 feet, more or less, to a concrete monument at the beginning of a curve; thence along said curve southeastwardly 31.4 feet to the north margin of North Hill Drive; thence with a margin of same south 87 deg. east 92.7 feet to the beginning.

Being part of the same property conveyed to Southern Spring & Manufacturing Company, a partnership composed of Tom Allen Dulworth and Anna J. Martin, by warranty deed from Edward R. Phillips and wife, Louise Phillips, of record in Deed Book 4497, Page 738, Register's Office for Davidson County, Tennessee. The partnership known as Southern Spring & Manufacturing Company has since been dissolved, and a corporation formed with the name Southern Spring Manufacturing Company, Inc. Upon the dissolution of such partnership, the subject property was distributed in equal shares to Tom Allen Dulworth and Anna J. Martin as tenants in common.

This is improved property, known as 3100 Ambrose Avenue, Nashville, Tennessee.

To have and to hold the above described interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described interest in land, has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described interest in land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 13 day of October, 1994.

Anna J. Martin

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, JAMES D. JORDAN, a Notary Public in and for the above County and State, the within named **Anna J. Martin**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of October, 1994.

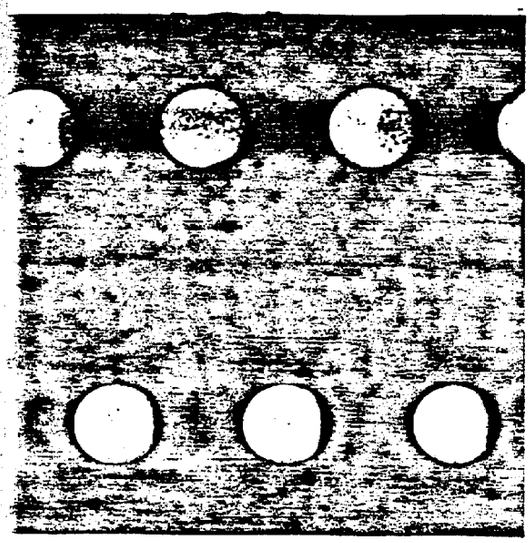
NOTARY PUBLIC

My Commission Expires 5/24/97

95 JAN -5 AM 9:14
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

22914
IDENTIF. & REFERENCE

9296 01/05 0101 03CHECK 194.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

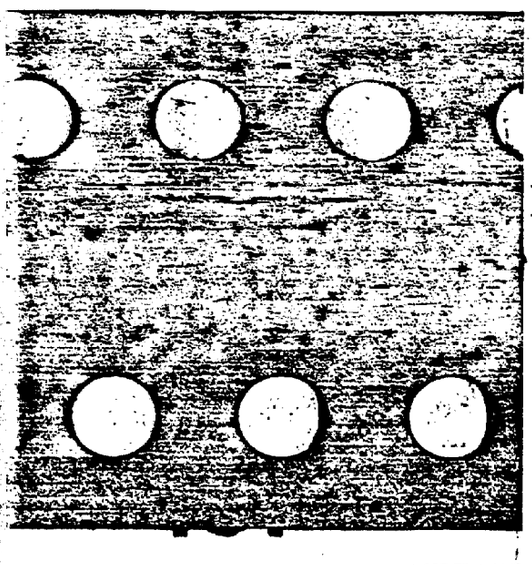
RECEIVED OF _____

FOR _____

BOOK 9564 PG 243

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

01/05/95 01 09:14 0001 9296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22914
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869166