14-6

Prepared By:
NEAL & HARWELL
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Welton-Saddler Properties P. O. Box 90907 Nashville, TN 37209	SAME	Map 136 Parcel 150

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald T. Daugherty and wife, Amy Daugherty, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Welton-Saddler Properties, a general partnership,, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

SEE EXHIBIT "B" ATTACHED HERETO

GRANTORS further covenant and bind themselves, their heirs and representatives to warrant and defend the title to the said land to the GRANTEE, its assigns and successors, against the lawful claims of all persons whomsoever.

Amy Daugherty, wife of Ronald T. Daugherty, joins in this conveyance for the purpose of releasing and conveying her marital rights, if any, in the herein described property.

Whenever 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 3rd day of January, 1995.

RONALD T. DAUGHERTY

AMY DAUGHERTY

ACKNOWLEDGEMENTS

STATE OF NORTH CAROLINA)
COUNTY OF Burke)

Personally appeared before me, a Notary Public in and for said County and State, Ronald T. Daugherty and wife, Amy Daugherty, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Drexel, North Carolina, this the 3rd day of January, 1995.

Shirley D Bumgarner
Notary Public

My Commission Expires:
March 1, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $215,000.00.

Affiant

Sworn to and subscribed before me this 5th day of January, 1995.

Notary Public

My Commission Expires:
9/16/95

EXHIBIT "A"

PROPERTY LOCATED IN THE 29TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER ONE ON THE FINAL PLAT OF THE SHORELINE CAFE AND LOUNGE AS OF RECORD IN PLAT BOOK 6250, PAGE 412, R.O.D.C., TN, EXCLUDING A 0.02 ACRE TRACT CONVEYED TO METROPOLITAN GOVERNMENT FOR ROAD WIDENING AS OF RECORD IN DEED BOOK 8379, PAGE 290 R.O.D.C., TN; AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY PERFORMED BY WAMBLE AND ASSOCIATES DATED DECEMBER 16, 1994, AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE NORTHERN RIGHT OF WAY OF SMITH SPRINGS ROAD, SAID ROD BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO PLEMING PARTNERSHIP AS OF RECORD IN DEED BOOK 7135, PAGE 522, R.O.D.C., TN, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, FOLLOWING SAID NORTHERN RIGHT OF WAY NORTH 63 DEGREES 17 MINUTES 00 SECONDS WEST 10.20 FEET TO A POINT; THENCE, WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12 DEGREES 00 MINUTES 51 SECONDS, A RADIUS OF 793.43 FEET, AN ARC LENGTH OF 166.37 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 69 DEGREES 17 MINUTES 22 SECONDS EAST 166.06 FEET TO AN IRON ROD SET, SAID ROD BEING THE SOUTHEAST CORNER OF A 0.02 ACRE TRACT CONVEYED TO METROPOLITAN GOVERNMENT FOR ROAD WIDENING PURPOSES, AS OF RECORD IN DEED BOOK 8379, PAGE 290 R.O.D.C., TN; THENCE, FOLLOWING THE EAST LINE OF SAID 0.02 ACRE TRACT, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 69 DEGREES 40 MINUTES 18 SECONDS, A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 42.56 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 11 DEGREES 46 MINUTES 16 SECONDS EAST 39.99 FEET TO AN IRON ROD SET ON THE SOUTHERN RIGHT OF WAY OF OLD SMITH SPRINGS ROAD; THENCE, FOLLOWING SAID SOUTHERN RIGHT OF WAY NORTH 64 DEGREES 22 MINUTES 25 SECONDS EAST 271.02 FEET TO A P.K. NAIL SET IN PAVEMENT, SAID NAIL BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED PLEMING PARTNERSHIP PROPERTY, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, FOLLOWING THE WEST LINE OF SAID PLEMING PARTNERSHIP PROPERTY SOUTH 21 DEGREES 50 MINUTES 53 SECONDS WEST 236.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,753 SQUARE FEET OR 0.568 ACRES.

BEING THE SAME PROPERTY CONVEYED TO RONALD T. DAUGHERTY FROM CHARLES DERWOOD STEWART AS OF RECORD IN DEED BOOK 6507, PAGE 19, R.O.D.C., TENNESSEE, EXCLUDING A 0.02 ACRE TRACT CONVEYED TO METROPOLITAN GOVERNMENT FOR ROAD WIDENING AS OF RECORD IN DEED BOOK 8379, PAGE 290, R.O.D.C., TN.

EXHIBIT "B"

1. Davidson County real property taxes for 1995, a lien but not yet due and owing.

2. Right of Way Agreement for a natural gas pipeline granted Columbia Gulf Transmission Company, of record in Book 4232, page 210, Register's Office for Davidson County, Tennessee. (Covers additional property.)

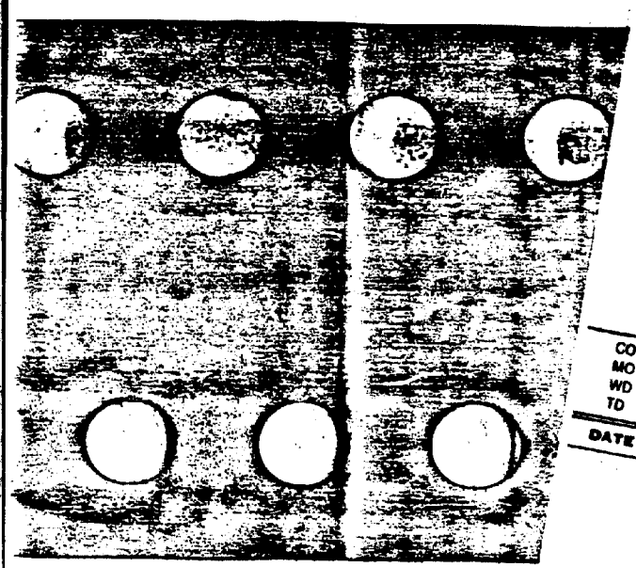
3. Final Order of the Circuit Court of Davidson County, Tennessee, granting an easement and right of way for construction of a natural gas pipeline, of record in Book 2292, page 54, said Register's Office. (Covers additional property.)

4. Right of way and construction easement granted the Metropolitan Government of Nashville and Davidson County, of record in Book 8379, page 290, said Register's Office.

95 JAN -5 AM 11:48
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

23058
IDENTIF. & REFERENCE

9450 01/05 0101 03CHECK 812.50



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

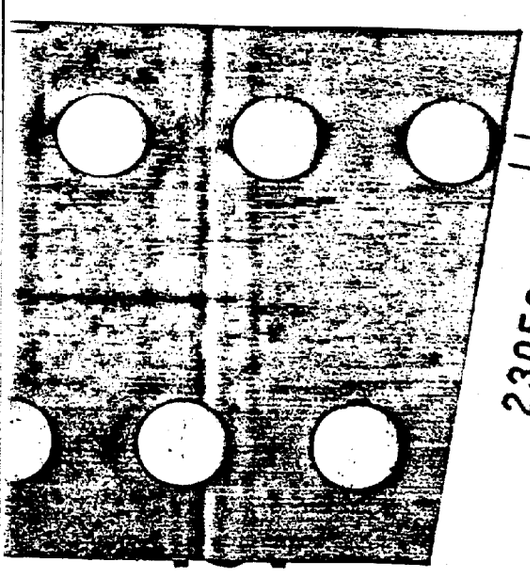
RECEIVED OF _____

FOR _____

BOOK 9564 PG 733

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 215000.00
CON TX 795.50
PRFEE 1.00
MDEED 16.00
TOTAL 812.50
CHECK 812.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9450

23058
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 11:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869321