GENERAL WARRANTY DEED BOOK 9568 PG 463

FROM: ROBERT N. BUCHANAN, JR. and JAMES R. HAMILTON, Grantors

TO: GEORGE N. SPIVA, TRUSTEE, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
4121 Hillsboro Road Suite 302 Nashville, TN 37205	(new owner)	92-16-94.00 & 95.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand and 00/100 Dollars ($300,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of January, 1995.

Notary Public

My Commission Expires: 1/24/98

FOR AND IN CONSIDERATION OF the sum of Three Hundred Thousand and 00/100 Dollars ($300,000.00), the receipt and sufficiency of which are hereby acknowledged, Robert N. Buchanan, Jr., and James R. Hamilton (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto George N. Spiva, Trustee (the "Grantee"), with full power to transfer, convey and mortgage without the disclosure or joinder of any beneficiary, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1903-1905 Hayes Street, Nashville, Tennessee 37203.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns forever.

And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, his successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 9th day of January, 1995.

Robert N. Buchanan, Jr.

James R. Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, Robert N. Buchanan, Jr., the within named 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, at Office, this 9th day of January, 1995.

Notary Public

My Commission Expires: Mar. 23, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, James R. Hamilton, the within named 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, at Office, this 9th day of January, 1995.

Robert N. Buchanan III
Notary Public

My Commission Expires: Mar. 23, 1996

ROBERT N. BUCHANAN, III NOTARY PUBLIC DAVIDSON COUNTY

0875 01/10 0101 03CHECK 1127.00

24330
IDENTIFICATION REFERENCE

95 JAN 10 PM 4:18
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

EXHIBIT A

Property Description

Land in Nashville, Davidson County, Tennessee, being part of Lot 151 on the Plan of the John Boyd Home Place recorded in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning in the southerly right-of-way of Hayes Street at the northeast corner of Lot 1 on the Resubdivision of a portion of Lots 150 and 151 of the John Boyd Home Tract as recorded in Plat Book 6250, page 708, Register's Office for Davidson County, Tennessee; thence along said southerly right-of-way North 58°14'32" East, 99.85 feet to a point 50 feet West of the West right-of-way of Nineteenth Avenue North; thence leaving said right-of-way South 31°40'51" East, 139.12 feet; thence South 58°00'36" West, 49.85 feet; thence South 31°53'24" East, 32.39 feet to the northerly margin of an alley; thence along said alley South 58°06'36 West, 50.13 feet to the southeast corner of the aforesaid Lot 1; thence leaving said alley and continuing with Lot 1 North 31°40'45" West, 171.83 feet to the point of beginning and containing .357 acre, more or less.

Being the same property conveyed to Robert N. Buchanan, Jr. and James R. Hamilton, as tenants in common with each owing 50% undivided interest thereto by Warranty Deed from Hayes Street Property Associates, a general partnership composed of Robert N. Buchanan, Jr., and James R. Hamilton, and William B. Harwell, Jr. (being the same entity as Hayes Property Association) and William B. Harwell, Jr., individually, of record in Book 7703, page 24, Register's Office for Davidson County, Tennessee.

The above description was prepared by Philip B. Taylor of John Kohl and Company, P.C., Tennessee license #1459, in connection with a survey of the above property dated December 1, 1994.

EXHIBIT B

Encumbrances

1. Taxes for 1995 constitute a lien, but are not yet due and payable.

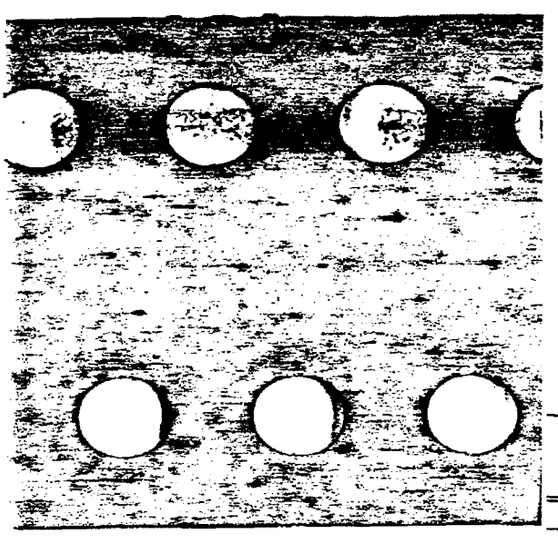
2. Sewer easement crossing Lot 151 on the Metro Engineer Map.

3. Survey No. 13401-260 dated December 1, 1994, prepared by John Kohl and Company, P.C. indicates:

(a) A portion of the 50' sewer easement underlies the 1 story building.

(b) Neighbors concrete curb encroaches over the southeasterly line.

(c) Lines and poles cross the southwesterly corner.



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

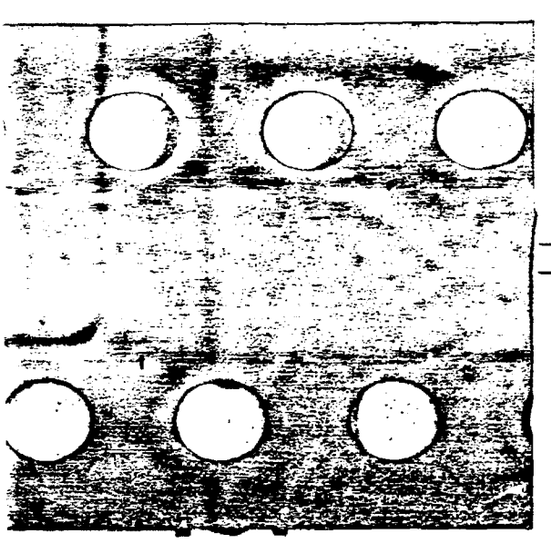
RECEIVED OF _____

FOR _____

BOOK 9568 PG 467

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 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 16.00
TOTAL 1127.00
CHECK 1127.00

01/10/95 01 16:18 0001 0875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24330
IDENTIF. # REFERENCE

95 JAN 10 PM 4:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 870731