BOOK 9574 PG 397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES 2-18-98
(AFFIX SEAL)

FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
T. LARRY EDMONDSON, ATTONREY, SECOND FLOOR, 808 BROADWAY, NASHVILLE TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Viking Properties, L.L.C. (NAME)	Same (NAME)	117-14-038
3827 Cleghorn Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Arthur G. Lensgraf and wife, Joan A. Lensgraf

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Viking Properties, L.L.C.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being the northerly one-half of Lot No. 30 and the Southerly 25 feet of Lot No. 31 of Block "C" on the Plan of Hillsboro Views Development Company's Subdivision, as of record in Book 974, Page 64 and 65, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 30 and 31 front 75 feet on the westerly side of Cleghorn Avenue, and run back between parallel lines, 186 feet to a dead line.

Being the same property conveyed to Arthur G. Lensgraf by Deed from Joseph F. Lentz, Eric M. Chazen and G. Wallace Wood of record in Book 6150, Page 88, Register's Office for said County.

This conveyance is subject to any and all easements and restrictive covenants of record in the Register's Office for Davidson County, Tennessee.

The said Joan A. Lensgraf joins in this conveyance to convey any marital interest she may have in the property.

This is (unimproved) (X improved) property, known as 3827 Cleghorn Avenue, (House Number) (Street) Nashville, (P.O. Address) (City or Town) Tennessee 37215 (Postal 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; and we do covenant with the 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 herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 12th day of January, 19 95

Arthur G. Lensgraf

Joan A. Lensgraf

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STATE OF TENNESSEE }
Williamson COUNTY }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur G. Lensgraf and wife, Joan A. Lensgraf

the bargainor, 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 official seal at Brentwood, Tennessee, this 12th day of January, 1995.

Commission Expires 2-18-98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

26534

IDENTIFICATION REFERENCE

95 JAN 19 PM 12:04

REGISTER

WARRANTY DEED

FROM

Arthur A. Lensgraf and wife,

Joan A. Lensgraf

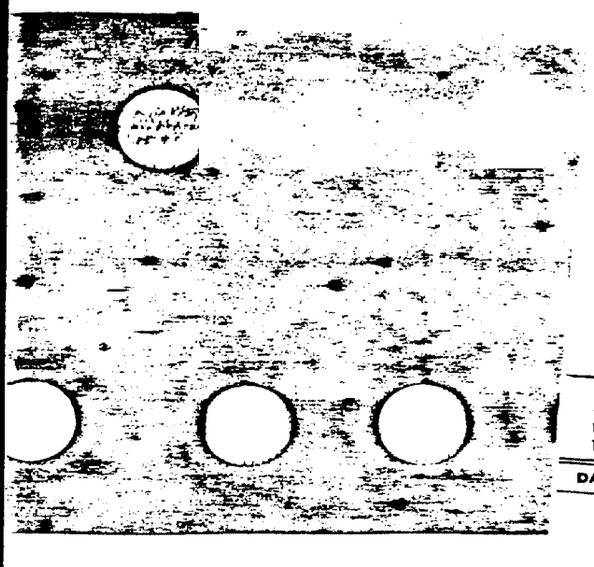
TO

Viking Properties, L.L.C.

3422 01/19 0101 03CHECK 786.00

ATTORNEYS TITLE — A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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

RECEIVED OF _____

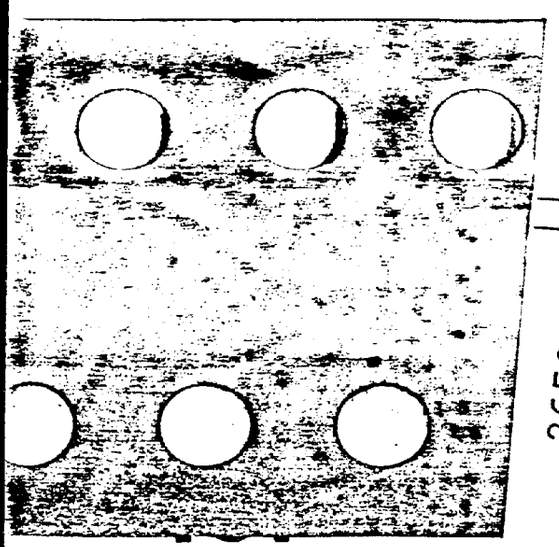
FOR _____

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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	
				210000.00
			CON TX	777.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	786.00
			CHECK	786.00
01/19/95	01		12:03 0001	3422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



26534
IDENTIF. # REFERENCE

95 JAN 19 PM 12:04
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 873244