ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William R. Owsley, III 2215 Hobbs Road Nashville, TN 37215	New Owner	Map 131-010 Parcel 060.00

This instrument prepared by: Robert J. Notestine III Attorney
104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Toon & Associates, Inc., A Tennessee Corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto William R. Owsley, III, unmarried (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 22 on the Map of B. N. Stammer's Subdivision of record in Book 1424, page 23, Register's Office for said county.

Said Lot No. 22 fronts 100 feet on the south side of Hobbs Road and runs back between lines 239.41 feet on the east line and 239.38 feet on the west line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed tc Toon & Associates, Inc. by Warranty Deed from J. Gilbert Morford and wife, Jean E. Morford of record in Book 9485, page 370, said Register's Office for Davidson County, Tennessee.

The description is the same as was used in the last deed record.

This conveyance is subject to any and all existing easements of record.

This is improved property commonly known as 2215 Hobbs Road, Nashville, Tennessee 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $153,000.00.

Herman A. Rubon
Affiant

Subscribed and sworn to before me this 19th day of January, 1995.

[illegible]
Notary Public

My Commission Expires 12-8-95

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of January, 1995.

Toon & Associates, Inc.,
A Tennessee Corporation
By: Toon & Associates, Inc. by Richard M. Toon, President
Richard M. Toon, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard M. Toon**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged Richard M. Toon to be the President respectively of Toon & Associates, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpsoes therein contained by signing the name of the corporation by the said Richard M. Toon as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of January, 1995.

Notary Public

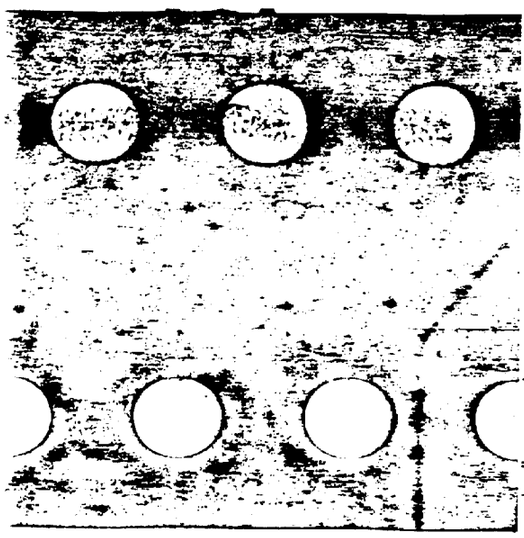
My Commission Expires: 2-21-95

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

27707
IDENTIF. ↑ REFERENCE

95 JAN 24 PM 2:04
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4735 01/24 0101 03CHECK 575.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

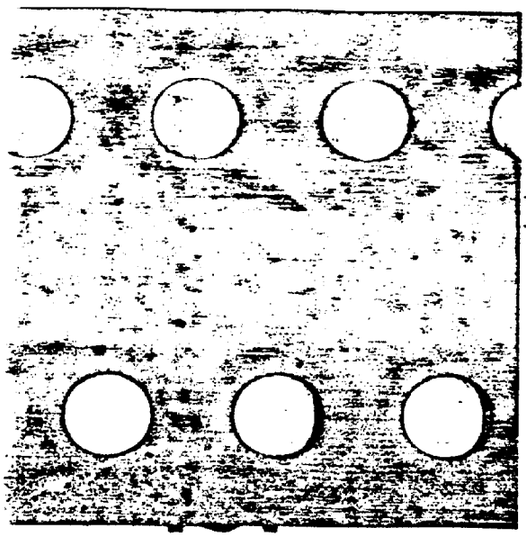
BOOK 9577 PG 718

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 153000.00
CON TX 566.10
PRFEE 1.00
WDEED 8.00
TOTAL 575.10
CHECK 575.10

01/24/95 01 14:04 0001 4735



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27707 IDENTIF. # REFERENCE

95 JAN 24 PM 2:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 874539