This Instrument Prepared By:
Leitner, Warner, Moffitt
2300 First American Center
Nashville, TN 37238-2300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00.

Ann R. Mitchell
Affiant

Subscribed and sworn to before me, this 26th day of January, 1995.

Notary Public

My Commission Expires: 9/27/97

Address New Owners as:	Send Tax Bills To:	Map-Parcel Nos.
Benjamin S. Mitchell and wife, Ann R. Mitchell 3305 and 3307 Charlotte Pk. Nashville, TN	Same	92-13-87 and part of 92-13-88

~~5516 01/27 0131 03CHECK~~ 753.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, John A. Drillot, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto Benjamin S. Mitchell and wife, Ann R. Mitchell hereinafter called the Grantee, their heirs and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as Exhibit A which is attached hereto and by reference made a part hereof.

This conveyance is subject to:

1. General or special taxes and assessments required to be paid in 1995;

2. Matters shown on the Plan of record in Book 5800, page 287, Register's Office for Davidson County, Tennessee;

3. Sign Lease to The Lamar Corporation in Book 7585, page 394, said Register's Office;

4. Reservation of 20 foot ingress and egress easement along the rear line of Tract I herein of record in Book 6163, page 815, said

Register's Office;

5. Right of ingress and egress to, from and across Charlotte Avenue as set out in deed of record in Book 4742, page 889, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all hereditaments and appurtenances thereunto appertaining, to said Grantee, their heirs and representatives, forever; and Grantor does covenant with said Grantee that Grantor is lawfully sized and possessed of said property in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set forth herein, Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said property to said Grantee, their heirs and representatives, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, I have executed this instrument this the 26th day of January, 1995.

John A. Drillot

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John A. Drillot, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged the execution of the foregoing instrument for the purposes therein contained.

This 26th day of January, 1995.

Notary Public

My Commission Expires: 9/27/97

A:\ams2\mitchell.gwd

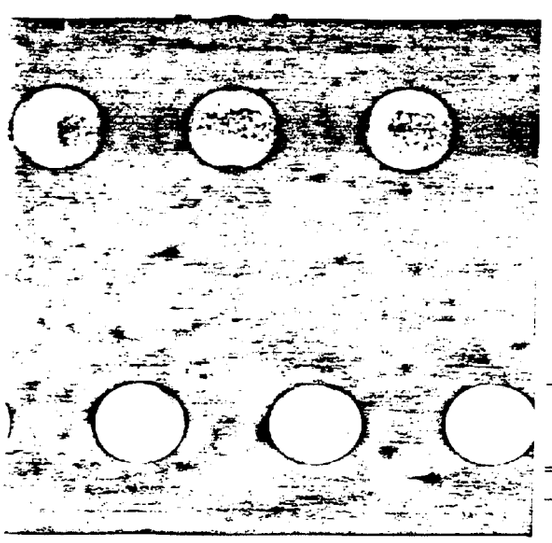
EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Lots 1 and 2 on the Map of Stansell Subdivision of record in Book 8250, page 368, Register's Office for Davidson County, Tennessee, to which map reference is made for a more complete description of said lot.

This is improved property known as 3305 and 3307 Charlotte Pike, Nashville, Tennessee.

Being part of the same property conveyed to John A. Drillot by deed from Kitchen & Bath Concepts, Inc. of record in Book 7691, page 123, said Register's Office, and by deed from Anthony Herrera and wife, Patricia H. Herrera of record in Book 8837, page 189, said Register's Office.

28694
IDENTIF. & REFERENCE
95 JAN 27 AM 9:33
DAVIDSON COUNTY TN.
PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

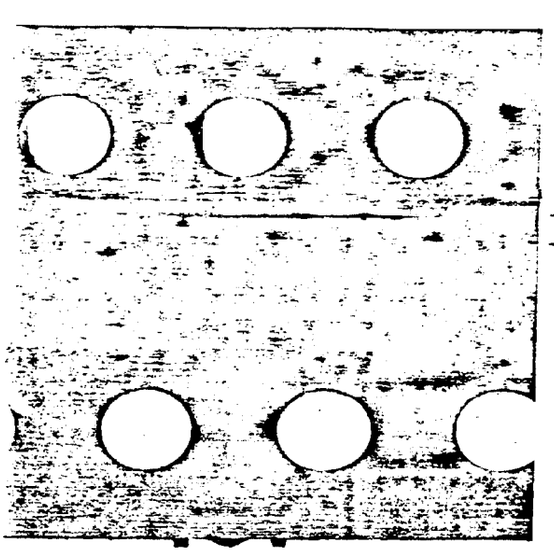
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9580 PG 199

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	200000.00
CON TX	740.00
PRFEE	1.00
WDEED	12.00
TOTAL	753.00
CHECK	753.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/27/95 01 09:33 0001 5818

28694 IDENTIF. & REFERENCE

95 JAN 27 AM 9:33

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

No. 875593