This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Frank E. Neal, III, Mark O. Neal, Dana B. Bauguess, and Brent W. Neal
2223 8th South
Nashville, TN 37204

SEND TAX BILL:
To Owner

MORTGAGEE:
Frank E. Neal, Jr.
2027 Wilson Pike
Franklin, TN 37064

MAP AND PARCEL:
MAP 105-14
GROUP
PARCEL60,61,& 62

WARRANTY DEED

BOOK 9580 PG 601

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Frank E. Neal, Jr., hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Frank E. Neal, III, Mark O. Neal, Dana B. Bauguess, and Brent W. Neal, 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:

TRACT I

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 62 on the Plan of Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northwest intersection of 8th Avenue South and Bradford Avenue, being the southeast corner of Lot No. 62; thence with the westerly margin of 8th Avenue South, northerly 130 feet; thence westerly 203 feet; thence southerly 121 feet to the northerly margin of Bradford Avenue; thence with the same, easterly 202 feet to the beginning.

Being the same property conveyed to Frank E. Neal, Jr., by deed from Nick Gulas and wife, Katherine B. Gulas, of record in Book 5451, page 948, and as corrected by instrument of record in Book 5464, page 381, Register's Office for Davidson County, Tennessee.

TRACT II

Land in Davidson County, Tennessee, being part of Lot No. 62 on the Plan of the Waverly Land Company's Subdivision, called "Waverly Place", as of record in Book No. 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the westerly margin of 8th Avenue South, formerly the Franklin Pike, or Spruce Street, at the southeast corner of the lot conveyed to Ezza McClaren, by deed of record in Book 560, page 203, said Register's Office, and running thence with McClaren's southerly line in a westerly direction 265 feet, more or less, to the easterly margin of an alley, said McClaren's southwest corner; thence with said alley, southwardly 63 feet; thence eastwardly 260 feet, more or less, to the westerly margin of said 8th Avenue South, 70 feet southerly from said McClaren's southeast corner; thence with the

westerly margin of said 8th Avenue South, northwardly 70 feet to the point of beginning.

BEING the same property conveyed to Frank E. Neal, Jr., by deed from Marjorie Hudson Scoggin, Sara Gayle Scoggin Anderson and Milton Oliver Scoggin, III, (being all the heirs of Milton Oliver Scoggin, Jr.) and V. G. Scoggin, as of record in Book 5889, page 988, Register's Office for Davidson County, Tennessee.

The subject property conveyed hereby is not the homeplace of the Grantor and is not his usual place of abode.

This is property known as 2219-2223 8th Avenue South, Nashville, TN 37204.

BOOK 9580 PG 602

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank E. Neal, III, Mark O. Neal, Dana B. Bauguess, and Brent W. Neal, their heirs and assigns, forever; and I, Frank E. Neal, Jr., do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of January, 1995.

Frank E. Neal, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9580 PG 603

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank E. Neal, Jr., the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of January, 1995.

Margaret Jane Stuart
NOTARY PUBLIC



My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 500,000.00.

Frank E. Neal, Jr.
AFFIANT

Subscribed and sworn to before me
this 27th day of January, 1995.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

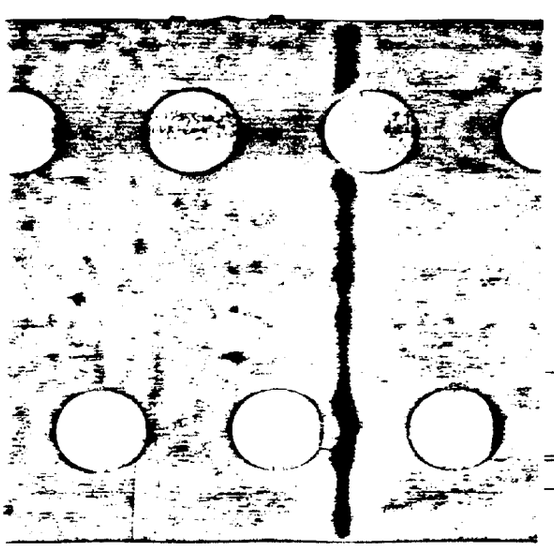


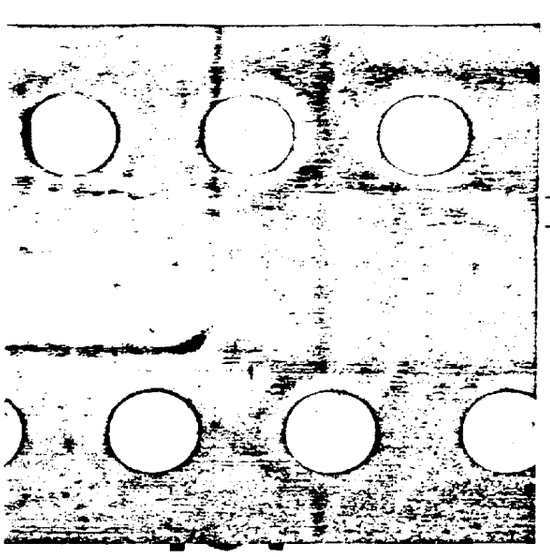
28856
IDENTIFICATION REFERENCE

95 JAN 27 PM 1:48
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5997 01/27 0101 03CHECK 1863.00





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

RECEIVED OF _____

FOR _____

BOOK 9580 PG 604

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 500000.00
CON TX 1850.00
PRFEE 1.00
WDEED 12.00
TOTAL 1863.00
CHECK 1863.00

01/27/95 01 13:48 0001 5997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28856
IDENTIF. & REFERENCE

95 JAN 27 PM 1:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 875773