BOOK 12 9595 PG 191

FROM: JOHN MICHAEL NEELEY & WIFE, LYNNE E. NEELEY

TO: LARRY COLE & CORT FREDIN

THIS INSTRUMENT PREPARED BY:

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Larry Cole & Cort Fredin 309 Riverside Drive Nashville, Tn. 37206	SAME	Map 83-11 Parcel 102

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of February, 1995.

Notary Public

My Comm. Expires: 1/25/97

NOTARY PUBLIC AT LARGE TENNESSEE

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, John Michael Neeley and wife, Lynne E. Neeley, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Larry Cole and Cort Fredin, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 309 Riverside Drive, Nashville, Tn. 37206.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 13th day of February, 1995.

John Michael Neeley

Lynne E. Neeley

1732 02/14 0101 03CHECK 161.00

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 John Michael Neeley and wife, Lynne E. Neeley, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of February, 1995.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires: 1/25/97

EXHIBIT A

Land in the 11th Civil District of Davidson County, Tennessee, being the northerly 70 feet of the southerly 90 feet of Lot No. 4 on the Plan of Humphrey Hardison's Subdivision of part of the Gray or Hensley Tract, not of record described as follows:

Beginning on the easterly margin of Riverside Drive 275 feet north of the northeast corner of Riverside Drive and Cooper Land; thence easterly 300 feet to the westerly line of the property conveyed to Mrs. Emma Vaughn Fort by deed from Humphrey Hardison and wife, of record in Book 1115, page 421, Register's Office for said County, thence with Fort's west line, northwardly 70 feet, thence westwardly 300 feet to the easterly margin of Riverside Drive, thence with the easterly margin of said Drive, southwardly 70 feet to the point of beginning.

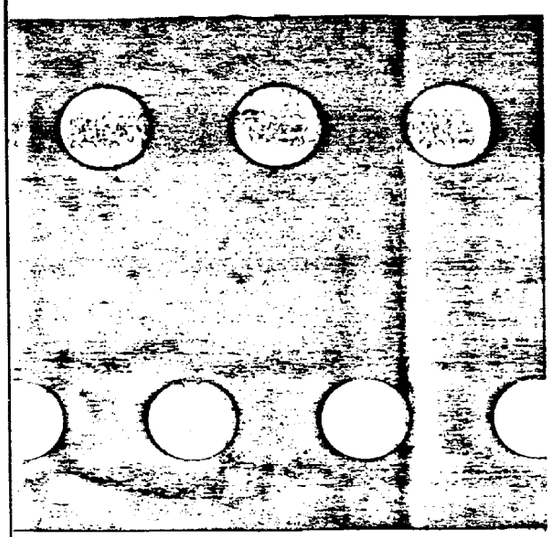
Being the same property conveyed to John Michael Neeley and wife, Lynne E. Neeley, by deed from R. W. Terry and wife, Hazelmai Terry, and William R. Terry and wife, Monica Terry, of record in Book 5594, page 215, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1995 Metropolitan Government taxes.

2. Sanitary sewers and/or storm drainage and any temporary construction easements of record in Book 4129, page 801, said Register's Office.

34148
IDENTIF. & REFERENCE
95 FEB 14 PM 2:30
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

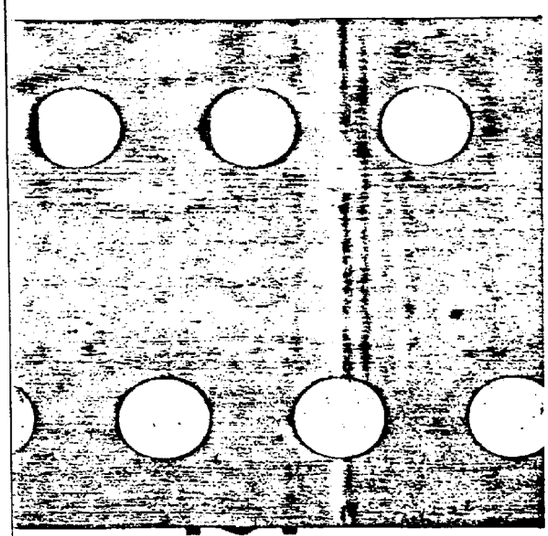
RECEIVED OF _____

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1732

34148
IDENTIF. # REFERENCE

95 FEB 14 PM 2:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 881443