51-B

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

BOOK 9597 PG 588

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Barry L. Walker 1305 Clinton Street Nashville, TN 37203	**SAME**	**Map 92-4 Parcels 334 & 335**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Andrews and Noel Partnership, a Tennessee general partnership whose general partners are Lee F. Noel, Nelson C. Andrews, James R. Franks and Larry W. Franks ("Grantor"), has bargained and sold and do hereby transfer and convey unto Barry L. Walker ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being Lot Nos. 1 and 3 on the Plan of Marathon Village, as of record in Book 7900, page 410, Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Andrews and Noel Partnership, a Tennessee general partnership whose general partners are Lee F. Noel and Nelson C. Andrews, by Quitclaim Deed from Noel Enterprises, LTD., a Tennessee Limited Partnership whose sole general partner is Lee F. Noel, of record in Book 8214, page 703, Register's Office for Davidson County, Tennessee.

This is improved property known as 1200-1220 Clinton Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for 1994 real estate taxes which Grantee agree to assume.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to

the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 16th day of February, 1995.

ANDREWS AND NOEL PARTNERSHIP
a Tennessee General Partnership

By: _____
Lee F. Noel, General Partner

By: _____
Nelson C. Andrews
General Partner

By: _____
James R. Franks, General Partner

By: _____
Larry W. Franks, General Partner

95 FEB 17 AM 10:52
REGISTER
DAVIDSON COUNTY, TN.

34995
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $173,378.84.

_____
AFFIANT

Subscribed and sworn to before me, this 16th day of February, 1995.

_____
NOTARY PUBLIC

My Commission Expires:

October 14, 1998

J. McALLESTER, III NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sam J. McAllester III, a Notary Public of this county, Lee F. Noel, the within named bargainor, 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 General Partner of Andrews and Noel Partnership, the within named bargainor, a partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as the General Partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of February, 1995.

_____
NOTARY PUBLIC

My Commission Expires: October 14, 1998

J. McALLESTER, III NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

95/24 02/16 0101 03CHECK 654.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie M. Harris, a Notary Public of this county, Nelson C. Andrews, the within named bargainor, 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 General Partner of Andrews and Noel Partnership, the within named bargainor, a partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as the General Partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of February, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES JUNE 30, 1996

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sam J. McAllester III, a Notary Public of this county, James R. Franks, the within named bargainor, 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 General Partner of Andrews and Noel Partnership, the within named bargainor, a partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as the General Partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of February, 1995.

NOTARY PUBLIC

My Commission Expires: October 14, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

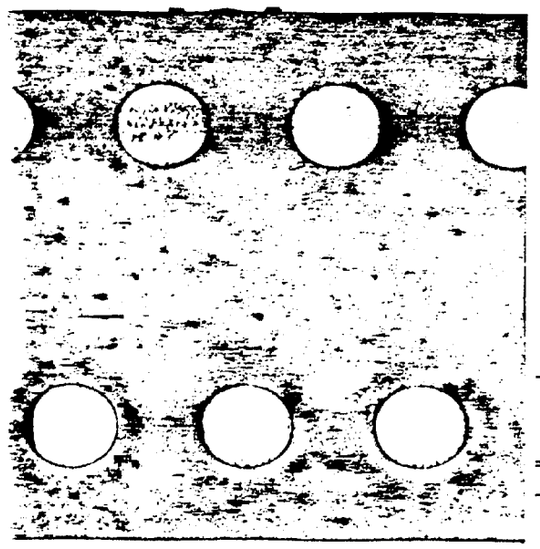
Personally appeared before me, Sam J. McAllester III, a Notary Public of this county, Larry W. Franks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Andrews and Noel Partnership, the within named bargainor, a partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as the General Partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of February, 1995.

NOTARY PUBLIC

My Commission Expires: October 14, 1998

H:\RMCAL\WALKER.WD (February 16, 1995)



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

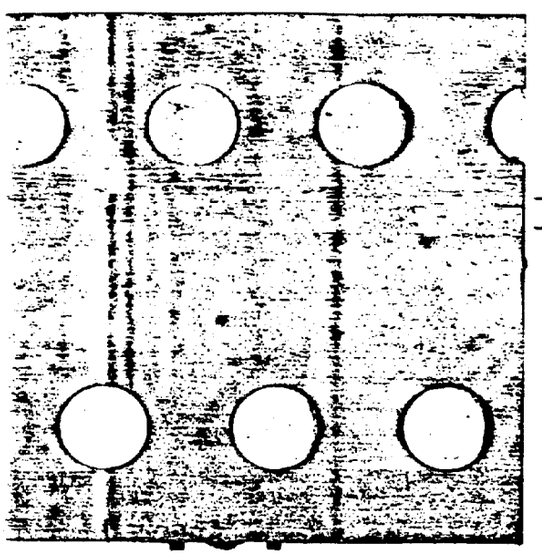
RECEIVED OF _____

FOR _____

BOOK 9597 PG 591

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 173378.84
CON TX 641.58
PRFEE 1.00
WDEED 12.00
OTHR
CHECK 654.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 654.58

02/16/95 01 22:50 0001 2664

34995
IDENTIF. & REFERENCE

95 FEB 17 AM 10:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 882363