SPECIAL WARRANTY DEED

FROM: **Metropolitan Equities, L.P.**
TO: **Philip Walden**

Address New Owner(s):

Philip Walden
2205 State Street
Nashville, TN. 37203

Send Tax Bills to:
Same

Map-Parcel No.
92-15; 104

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Nashville TN 37228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $550,000.00.

Jeffrey R King
AFFIANT

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

NOTARY PUBLIC

My commission expires: March 23, 1996

MIMI S. HURD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

95 MAR 16 PM 2:33

PICK-UP

IDENTIFICATION REFERENCE

42535

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, Metropolitan Equities, L.P. hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto Philip Walden, hereinafter called "Grantee", his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the easterly half of Lot Nos. 19, 20 and 21 on the Plan of Percy D. Maddin's Subdivision of certain lots in the Elliston Plan, in the 21st Ward of the City of Nashville, as of record in Plat Book 57, Page 139, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot Nos. 19, 20 and 21 fronts 72 feet on the southerly side of State Street and runs back between parallel lines, with the westerly margin of an alley, 146 feet to the north line of Lot No. 18 on said plan.

Being the same property conveyed to Metropolitan Equities, L.P., a Tennessee limited partnership, by quitclaim deed from Metropolitan Equities, a general partnership, dated March 10, 1995, of record in Book 9615, Page 834, Register's Office for Davidson County, Tennessee. The said Metropolitan Equities, a general partnership, was conveyed the same property by deed from Marshall I. Karr, Trustee with full power to sell, transfer, convey, mortgage or encumber without joinder of any beneficiary, of record in Book 6872, Page 727, said Register's Office.

This is improved property known as 2205 State Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever, and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

Taxes for the year 1995, a lien but not yet due and payable

and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has set its hand on this 16 day of March, 1995.

"GRANTOR"

METROPOLITAN EQUITIES, L.P.

BY: FREEMAN WEBB INVESTMENTS, INC.
GENERAL PARTNER

BY: W A Freeman, Pres

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mimi S. Hurd, Notary Public of said State and County, William H. Freeman, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of March, 1995.

Notary Public

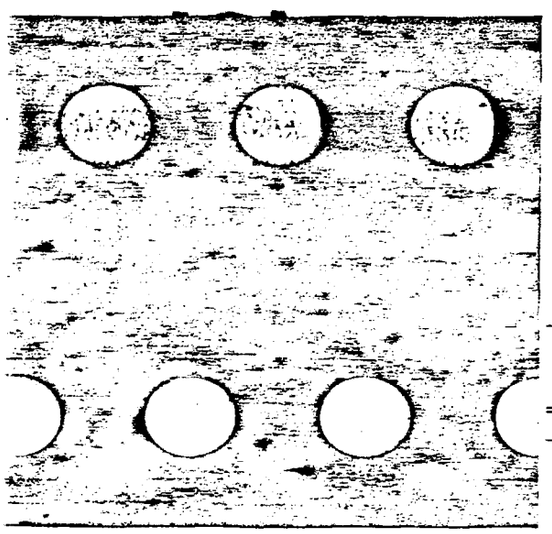
My commission expires: March 23, 1996

0930 03/16 0101 03CHECK 2044.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



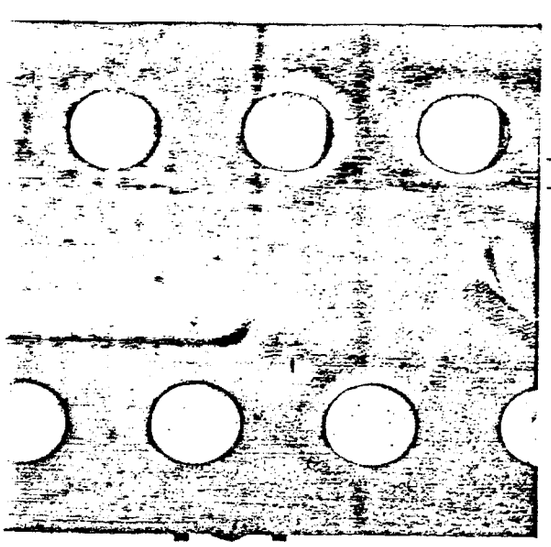
RECEIVED OF _____

FOR _____

BOOK 9620 PG 441

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
550000.00
CON TX 2035.00
PRFEE 1.00
MDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2044.00

CHECK 2044.00

03/16/95 01 14:34 0001 0930

42535
IDENTIF. # REFERENCE

95 MAR 16 PM 2:33

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

No. 890518