BOOK 9635 PG 393

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road - Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 47,500.00

Mark Deutsch Chief Manager
Affiant

Subscribed and sworn to before me, this 30th day of March 1995

Notary Public

My Commission Expires: 1-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
1221 PARTNERS, L.L.C. 2902 12th Avenue, South Nashville, Tennessee 37204	1221 PARTNERS, L.L.C. 1910 21st Avenue, South Nashville, Tennessee 37212	MAP 118-1 PARCEL 168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 47,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, ROY M. OVERCAST, JR. AND RALPH A. DIPALMA, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 1221 PARTNERS, L.L.C., a Tennessee Limited Liability Company hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 25.0 feet of Lots Nos. 71 and 72 on the Plan of Dr. L.G. Noel's Subdivision of Idlewild of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.

SAID part of said lots front 26.3 feet on the easterly side of Granny White Pike and extend back easterly with the northerly margin of an alley, 121.5 feet on the southerly line and 120.0 feet, more or less, on the northerly line, to the westerly line of Lot No. 73, on which it measures 25.0 feet.

BEING the same property conveyed to Roy M. Overcast, Jr. and Ralph A. DiPalma by deed from James W. Hofstead and wife, Ellen Bowers Hofstead, of record in Book 8874, page 385, Register's Office for Davidson County, Tennessee.

This is improved property known as 2902 12th Avenue, South, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Dr. L.G. Noel's Subdivision of Idlewild of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.

GRANTOR S FURTHER COVENANT ... and bind ... themselves ... their ... heirs and representatives to warrant and forever defend the title to the said GRANTEE ... his ... heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of March, 19 95.

ROY M. OVERCAST, JR.

RALPH A. DIPALMA

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 ROY M. OVERCAST, JR. AND RALPH A. DIPALMA, BOTH UNMARRIED, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath ___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

97 1 24 03 3:24 030-MISC 134.75

48008

MAIL ENV.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

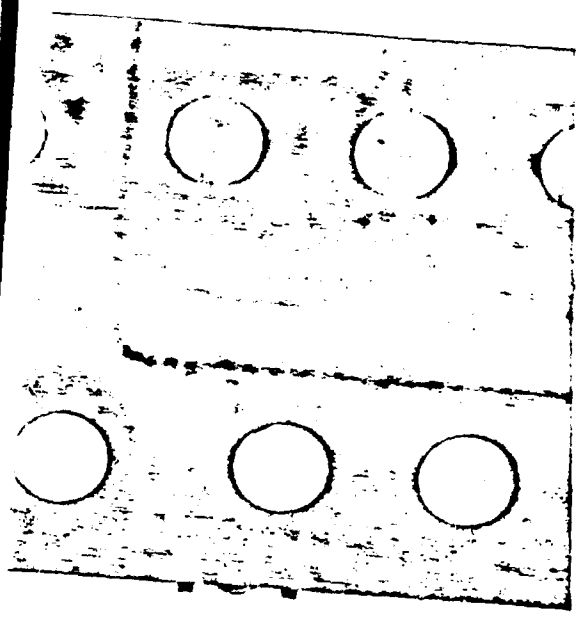
RECEIVED OF _____

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	47500.00
CON TX	175.75
PRFEE	1.00
WDEED	8.00
TOTAL	184.75
CHECK	184.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible] 6974

48008
IDENTIFICATION REFERENCE

95 APR -3 PM 2:44

[illegible]

No. 896504