BOOK 9635 PG 400

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 $ 148,000.00

Martha Dewrell Chief Manager
Affiant

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

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
1221 PARTNERS, L.L.C. 2301 12th Avenue, South Nashville, Tennessee 37204	1221 PARTNERS, L.L.C. 1910 21st Avenue, South Nashville, Tennessee 37212	MAP 105-13 PARCEL 95

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY EIGHT THOUSAND AND NO/100- ---------- ($ 148,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , ROY M. OVERCAST, JR., UNMARRIED

hereinafter called the Grantor___, 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 north 40.0 feet of the east 74.0 feet of Lot No. 9 on the Plan of Belmont Land Company's Plan of Lots of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 9 fronts 40.0 feet on the west side of Granny White Pike, or 12th Avenue, South, and runs back between parallel lines along the south margin of Linden Avenue 74.0 feet to a dead line.

BEING the same property conveyed to Roy M. Overcast, Jr., an unmarried man, by deed from Ruth R. Ribe, a widow, of record in Book 6993, page 861, Register's Office for Davidson County, Tennessee.

MAIL ENV.

This is improved property known as 2301 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___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has 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 Belmont Land Company's Plan of Lots of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself his 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 I have hereunto set my hand on this the 30th day of March, 19 95.

ROY M. OVERCAST, JR.

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., UNMARRIED, 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 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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

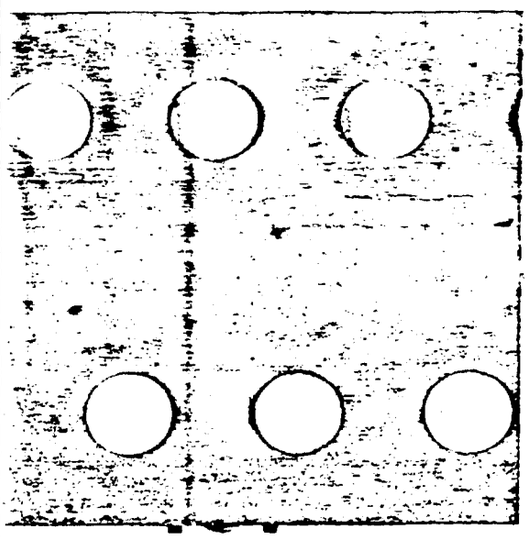
RECEIVED OF _____

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



AMT	148000.00
CON TX	547.60
PRFEE	1.00
MDEED	8.00
TOTAL	556.60
CHECK	556.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5976

48010

IDENTIFICATION REFERENCE

93 MAR -3 PM 2:45

No. 896506