THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC. - 217 PINEWAY DRIVE - NASHVILLE, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B.L.C. Investments, Inc. (NAME)	New Owners (NAME)	Map 92-6
P.O. Box 68044 (ADDRESS)	(ADDRESS)	Parcel 431
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	11W-31865

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leland D. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B.L.C. Investments, Inc., a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING THE North 29 feet of Lot No. 15 and the South 9 feet of Lot No. 14 on the Map of Lenacourt, as of record in Book 1835, page 8, Register's Office for said County.

Said parts of said Lots Nos. 15 and 14 adjoin and front together 36 feet on the west side of Lena Street and run back between parallel lines 126 feet to an alley.

Being the same property conveyed to Leland D. Watts by deed from Kenneth M. McKay and Gloria L. McKay, of record in Book 8475, page 150, said Register's Office.

54883
IDENTIF. & REFERENCE

95 APR 26 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 809 Lena Street (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) 37208 (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs 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 my hand this 20 day of April, 19 95

Leland D. Watts

BOOK 9654 PG 813

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 Leland D. Watts

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 at Nashville, Tennessee, this 20 day of April 19 95

Commission expires My Commission Expires JAN. 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

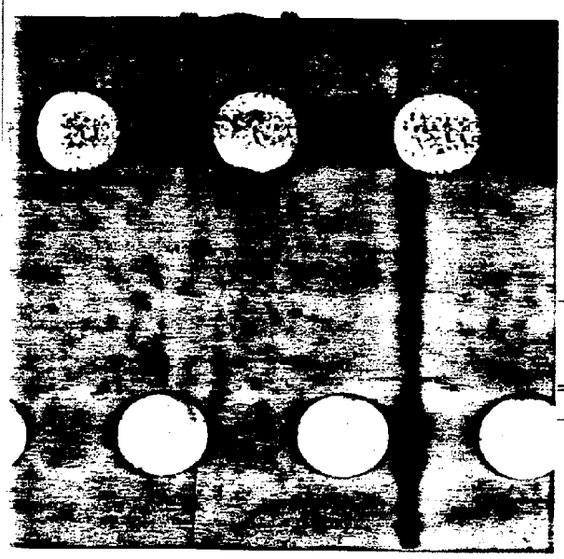
Notary Public

WARRANTY DEED

FROM	RETURN TO:
Leland D. Watts	New Owner
TO	
B.L.C. Investments, Inc.	

95 043 04/26 0101 03CHECK 27.50

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



RECEIVED OF _____

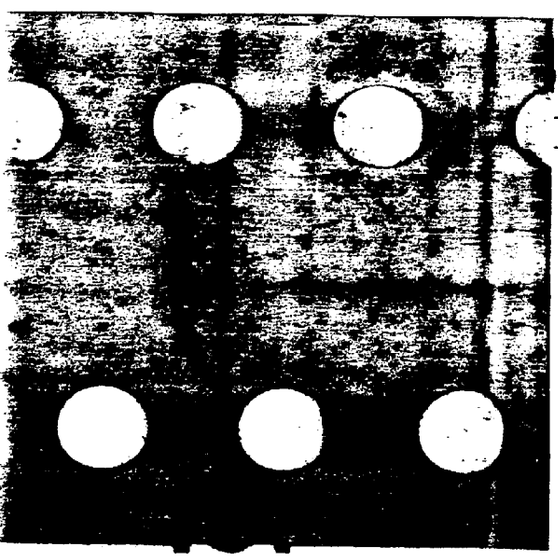
FOR _____

BOOK 9654 PG 819

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	5000.00
			CON TX	18.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	27.50
			CHECK	27.50
04/26/95		01	09:55	0001 4543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



54883
IDENTIF. # REFERENCE

95 APR 26 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 903990