This Instrument Prepared by:

KIRKSEY & CRON (MKL)
109 Westpark Dr., Ste. 360
Brentwood, Tennessee 37024-2427

BOOK 9662 PG 829

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Mr. Thomas S. Overton 280 Haywood Lane Nashville, TN 37211	Same	Map 92-12 Parcels 234 & 235

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $186,201.54.

Thomas S. Overton
Affiant

Subscribed and sworn to before me this 1st day of May, 1995.

Notary Public

My Commission Expires: Oct. 15, 1995

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FOUR J.L.P., a Tennessee Limited Partnership**, a/k/a The 4-J L.P, a Tennessee Limited Partnership (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto **THOMAS S. OVERTON AND WIFE, LESA L. OVERTON** (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property, known as 210 and 212 17th Avenue North, Nashville, Tennessee 37203.

This conveyance is subject to:

1. The 1995 property taxes which have been assumed by the Grantees.
2. All matters appearing on the plan of record.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever.

AND **Grantor** does covenant with the said **Grantees**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered.

AND **Grantor** does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to

Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed this 1st day of May, 1995.

Four J.L.P.

James N. Stansell, Sr.
General Partner

BOOK 9662 PG 830

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the state and county aforementioned, personally appeared JAMES N. STANSELL, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of FOUR J.L.P., the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal this 1st day of May, 1995.

Notary Public

My Commission Expires: Oct. 15, 1995

EXHIBIT A

BOOK 9662 PG 831

Tract No. I:
Being the southerly 30 feet of the northerly 68 feet of Lot Nos. 335 and 336 on the Plan of Boyd Home Place, as of record in Book 21, page 39, Register's Office for said County.

Said part of said lots front 30 feet on the easterly side of 17th Avenue, North, formerly Williams Avenue and extends back between parallel lines, 100 feet to a dead line.

Tract No. II:
Being the northerly 1 foot of the southerly 34 feet of Lot Nos. 335 and 336 on the Plan of John Boyd's Home Place, as of record in Book 21, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of 17th Avenue North, formerly Williams Avenue, 136 feet south on the southerly margin of State Street; said point being also 34 feet north of the north margin of an alley; thence North 55 deg. 56' East 100 feet; thence South 34 deg. East 1 foot; thence South 55 deg. 46' West 100 feet to a point in the easterly margin of 17th Avenue, North; thence with the margin of the same, North 34 deg. West 1 foot to the point of beginning.

Tract No. III:
Being part of Lot Nos. 335 and 336 on the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 17th Avenue North, 68 feet south of State Street; thence easterly, parallel to the south margin of State Street, 100 feet to a point in the line between Lot Nos. 334 and 335; thence with said line, southerly 34 feet; thence westerly 100 feet to the easterly margin of 17th Avenue North; thence with the margin of the same, northerly 34 feet to the point of beginning.

Tract IV:
Being the northerly 34 feet of the southerly 68 feet of Lot Nos. 335 and 336 on the Plan of Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

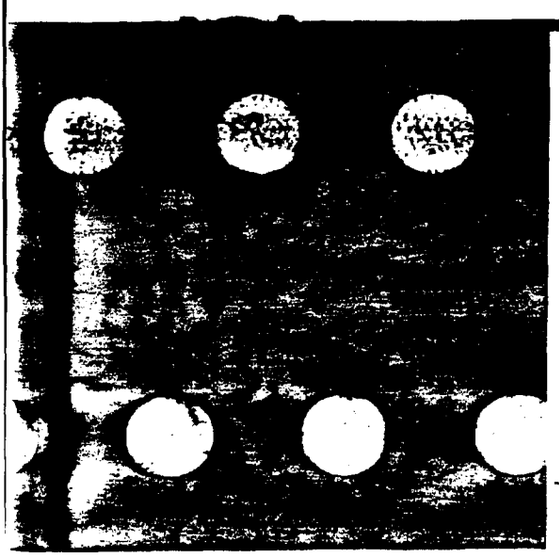
Said part of Lot No. 335 fronts 34 feet on the easterly side of 17th Avenue North, formerly Williams Avenue, and together with said part of Lot No. 336 extends back between parallel lines, 100 feet to a dead line.

Being the same property conveyed to Four J.L.P., a Tennessee Limited Partnership, by deed from Hooper-Putnam Carpet Services, Inc., of record in Book 9501, page 293, Register's Office for Davidson County, Tennessee.

95 MAY -3 AM 11:51
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

7230 05/03 11:01 03CHECK 701.94

57363
IDENTIFICATION REFERENCE



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

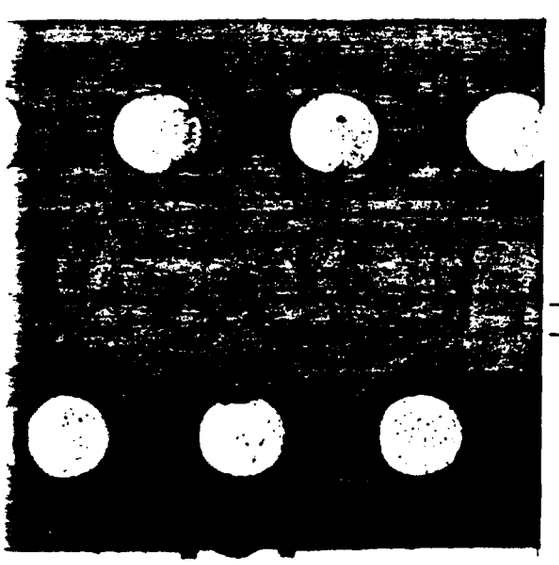
RECEIVED OF _____

FOR _____

BOOK 9662 PG 832

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 186201.54
CON TX 688.94
PRFEE 1.00
WDEED 12.00
TOTAL 701.94
CHECK 701.94

05/03/95 01 11:55 0001 7230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57363
IDENTIF. ↑ REFERENCE

95 MAY -3 AM 11:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906648