This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Kimmel Realty Co., Inc.,
a Tennessee corporation
P. O. Box 90921
Nashville, Tennessee 37209-0921

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue, North
Nashville, Tennessee 37219

SEND TAX BILL:
Owner

MAP AND PARCEL:
Map 091-14
Parcels 222 and 237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, H. Bryant Liggett ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Kimmel Realty Co., Inc., a Tennessee corporation ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

A small tract of land in the 8th, formerly the 13th, Civil District of Davidson County, Tennessee, and partly in the 12th formerly the 25th, Ward of the City of Nashville, described as follows:

Beginning at a point in the westerly margin of Richland Avenue 314 feet southerly from the southwest intersection of said Avenue and Charlotte Pike; thence westwardly and parallel with the southerly margin of Charlotte Pike 200 feet to a point; thence north 15 1/2 degrees west 64 feet to the center line of a rock wall in the southerly line of the S. C. Lewis property; thence along the center line of said rock wall, south 74 1/2 degrees west 202 feet, more or less, to the easterly bank of Richland Creek; thence down the bank of said Creek in a southwesterly direction 190 feet, more or less, to a point; thence north 74 1/2 degrees east 523 feet, more or less, to the westerly margin of said Avenue; thence with said Avenue, north 15 1/2 degrees west 50 feet to the beginning.

Being the same property conveyed to H. Bryant Liggett by deed from L & H Enterprises, Inc., a Tennessee corporation, of record in Book 8173, page 472, Register's Office for Davidson County, Tennessee.

Jane B. Liggett joins in the execution of this instrument for the sole purpose of conveying any marital interest she may have in the Property as spouse of H. Bryant Liggett.

This is improved property known as 327 and 327B 54th Avenue, North, Nashville, Tennessee.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does

further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 23rd day of May, 1995.

X _____
H. Bryant Liggett

X _____
Jane B. Liggett

STATE OF FLORIDA)
COUNTY OF Escambia)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named H. Bryant Liggett and wife, Jane B. Liggett, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal this the 23rd day of May, 1995.

_____
Notary Public Debra M. Turi

My Commission Expires: 9/23/95

Comm. # CC133983
NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: Sept. 23, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF FLORIDA)
COUNTY OF Escambia)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

X _____
H. Bryant Liggett

Subscribed and sworn to before me
this 23rd day of May, 1995.

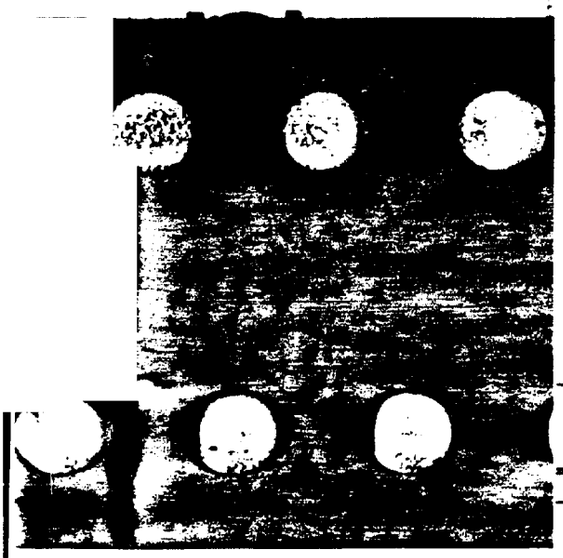
X _____
NOTARY PUBLIC Debra M. Turi

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NOTARY PUBLIC, STATE OF FLORIDA.
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BONDED THRU NOTARY PUBLIC UNDERWRITERS.

95 MAY 25 PM 3:24
REGISTER
DAVIDSON COUNTY, TN.

0063963
IDENTIF. & REFERENCE

1554 05/25 0101 03CHECK 268.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

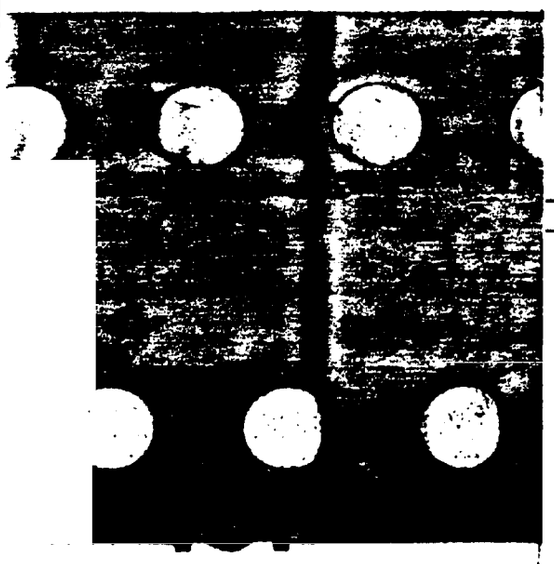
RECEIVED OF _____

FOR _____

BOOK 9681 PG 303

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05-25-95 01 15120 9001 4561

0063963
IDENTIF. ↑ REFERENCE

95 MAY 25 PM 3:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913896