STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Terry R. Clayton
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 1995.

Notary Public

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

Mail

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

95 MAY 26 AM 11:19

0064281

IDENTIF. + REFERENCE

ADDRESS NEW OWNER(S):
Terry R. Clayton
P.O. Box 22341
Nashville, TN 37202

SEND TAX BILLS TO:
SAME AS NEW OWNER

MAP & PARCEL NOS.
105-3-66
94-01-014
92-10-234
82-12-105.01
82-12-105
82-08-054
82-08-053
81-08-236

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **LESLIE E. WEBB AND WIFE, JANE E. WEBB**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **TERRY R. CLAYTON**, (the "Grantee"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1: 1100 3rd Ave. S.
Land in Davidson County, Tennessee, being the northerly part of Lot No. 4 on the Plan of the Phillip Mallory Property, as of record in Minute Book "F", page 324, County Court for said County.
Said part of Lot No. 4 fronts 75 feet on the easterly side of Third Avenue South, and runs back 135 feet, more or less, on the northerly line, with the southerly margin of Mallory Street and 130 feet, more or less, on the southerly line to an alley, measuring 45 feet, more or less, thereon.

TRACT 2: 620 S 11th Street
Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 46 in Hobson's Addition to Edgefield, now East Nashville, a plan of which is of record in Book No. 21, page 72, Register's Office for Davidson County, Tennessee, and in Book 1, page 57, Chancery Court at Nashville, Tennessee.
Said Lot begins at the northwesterly intersection corner of 11th Street and Sevier Street; thence with the northerly margin of Sevier Street, westwardly 100 feet to a point; thence northwardly and parallel with 11th Street, 73 feet, more or less, to the northerly line of said Lot No. 46; thence with the line of said lot eastwardly 100 feet to the westerly margin of 11th Street; thence with the westerly margin of 11th Street, southwardly 73 feet, more or less, to the point of beginning.

TRACT 3: 2709 Torbett Avenue
Land in Davidson County, Tennessee, being lot No. 9 of Block "C" on the Map of Pilcher's Addition, as of record in Plat Book 1, page 68, Chancery Court at Nashville, and of record in Book 57, page 91, Register's Office for said County.
Said Lot No. 9 fronts 50 feet on the south side of Torbett Avenue and runs back between parallel lines 170 feet to an alley.

TRACT 4: 823 & 825 Smiley Street
Land in Davidson County, Tennessee, being the easterly 120 feet of Lots Nos. 172 and 173 on the Plan of Neill S. Brown's Addition, as of record in Book 57, page 50, Register's Office for said County.
Said parts of said lots adjoin front together 100 feet on the westerly side of North 9th Street, and run back between parallel lines and with the northerly margin of Smiley Street 120 feet to a dead line.

TRACT 5: 623 & 625 Neill Avenue
Land in Davidson County, Tennessee, being Lots 57, 58 and the northerly 30 feet of Lot No. 59 on the Map of Bransford Realty Company's Subdivision of the McWhirter Tract and the Love-McFerrin Tract, as of record in Book 421, page 52, Register's Office for said County.
Said Lots Nos. 57, 58 and part of Lot No. 59 front together 100 feet on the easterly side of Neill Avenue, formerly Fite Street, and run back between parallel lines 150 feet to an alley.

TRACT 6: 1826 6th Avenue N
Land in Davidson County, Tennessee, being Lots Nos. 487 & 489 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in book 21, page 105, Register's Office for said County.
Said Lots adjoin and front together 135 feet 6 inches on the easterly side of 6th Avenue North and run back between lines 166 feet on the southerly line of Lot 487, and 176 feet 9-1/2 inches on the northerly line of Lot 489, along the southerly margin of Coffee Street, to an alley in the rear, measuring 87 feet 8 inches more or less, thereon.

INCLUDED in the above description but expressly excluded therefrom is:

1) PARCEL #1
Land in the First Civil District of Davidson County, Tennessee. Beginning at the southeasterly intersection point of 6th Avenue and Coffee Street, said intersection point also being the northwesterly corner of Lot 489 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Coffee Street and the northerly boundary of said Lot 489, North 61 degrees 45 minutes 18 seconds East 24.32 feet to a point; thence South 29 degrees 55 minutes 53 seconds West 24.32 feet to a point in the northeasterly margin of 6th Avenue and the southwesterly boundary of said Lot 489, North 44 degrees 09 minutes 42 seconds West 13.34 feet to the point of beginning, containing 156 square feet, and including all right of ingress or egress to, from and across the same to and from abutting lands.

PARCEL #2
Beginning at the point of intersection between the southerly margin of Coffee Street and the southwesterly margin of an alley, said point being the northerly corner of Lot 489 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee; thence with the southwesterly margin of said alley and the northeasterly boundary of said Lot 489, South 44 degrees 09 minutes 42 seconds East 0.42 feet to a point on an arc having a radius of 106.95 feet and being concave to the southeast; thence southwesterly along said arc curving to the left, 49.75 feet to a point of tangency; thence South 29 degrees 55 minutes 53 seconds West 121.39 feet to a point in the northeasterly margin of 6th Avenue; thence with the northeasterly margin of 6th Avenue and the southwesterly boundary of said Lot 489, North 44 degrees 09 minutes 42 seconds West 69.94 feet to the Controlled access Right of Way line of Interstate Route I-265; thence with the and binding on said Right of Way line, North 29 degrees 55 minutes 53 seconds East 24.32 feet to a point in the southerly margin of Coffee Street; thence with the southerly margin of Coffee Street and the northerly boundary of said Lot 489, North 61 degrees 45 minutes 18 seconds East 148.30 feet to the point of beginning. Containing 6,162 square feet and being parts of the same property vested in Mark Stephen Averbuch by deed from R. F. Fehr, et al, as of record in Book 1916, page 534, and to Sidney Averbuch from Jerome Allen Averbuch, by deed of record in Book 3569, page 231, Register's Office for Davidson County, Tennessee, and including right of access across parcel #2 by the State of Tennessee.

An easement for a slope beginning at a point in the northeasterly margin of Sixth Avenue, said point being North 44 degree 09 minutes 42 seconds West 44.61 feet from the common corner between Lots 485

and 487 on the North Nashville Real Estate Company's Plan of Lots as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, as surveyed along the northeasterly margin of 6th Avenue; thence continuing with the northeasterly margin of 6th Avenue and the southwesterly boundary of Lots 487 and 489, in the aforesaid subdivision, North 44 degrees 09 minutes 42 seconds West 10.61 feet to a point; thence with and binding on the Right of Way taking previously described herein for the following two courses, North 29 degrees 55 minutes 53 seconds East 121.39 feet to a point of curvature of an arc having a radius of 106.95 feet and being concave to the southeast; thence northeasterly along said arc, curving to the right, 49.75 feet to a point in the southwesterly margin of an alley; thence with the southwesterly margin of said alley and the northeasterly boundary of said Lot 489, South 44 degrees 09 minutes 42 seconds East 4 feet to a point; thence South 42 degrees 12 minutes 11 seconds West 47.96 feet to a point; thence South 27 degrees 31 minutes 59 seconds West 124.41 feet to the point of beginning. Containing 1,088 square feet. The land upon the slope easement may be used by the State of Tennessee for any purpose which does not affect the lateral support, maintenance or drainage of the adjoining highway.

AND also excluded therefrom is:

2)

Land in Davidson County, Tennessee, being a portion of Lots 487 and 489 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.
Beginning at a point lying at the intersection of the southwesterly margin of an alley with the southerly margin of I-265; thence running with said southwesterly margin of an alley south 44 degrees 09 minutes 42 seconds east a distance of 67 feet, more or less, to a point; thence leaving said alley south 45 degrees 50 minutes 18 seconds west a distance of 48 feet, more or less; thence north 44 degrees 09 minutes 42 seconds west a distance of 65 feet, more or less, to a point lying on the southerly margin of I-265; thence running with the southerly margin of I-265 around a curve, having a radius of 106.95 feet, to the right, a distance of 49.75 feet to the point of beginning.

Being part of the same property conveyed to Leslie E. Webb and wife, Jane E. Webb, by deed from Joseph L. Reina and wife, Alana Lee Reina, of record in Book 5020, page 714, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand(s) this the 25th day of May, 1995.

Leslie E. Webb
LESLIE E. WEBB

Jane E. Webb
JANE E. WEBB

4887 05/26 0101 03CHECK 812.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

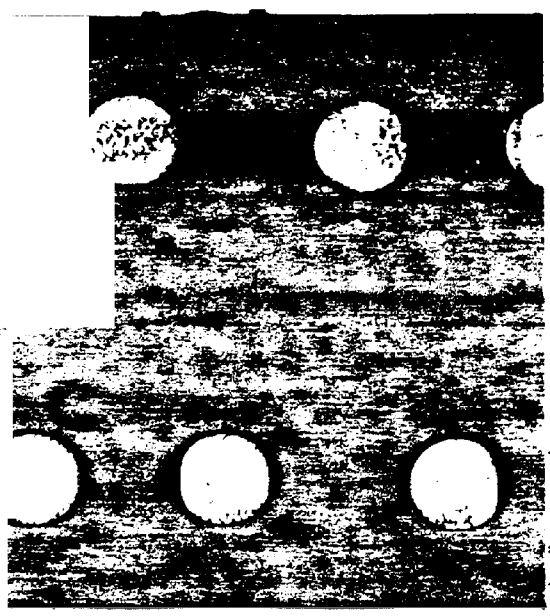
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Leslie E. Webb and wife, Jane E. Webb, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 25th day of May, 1995.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

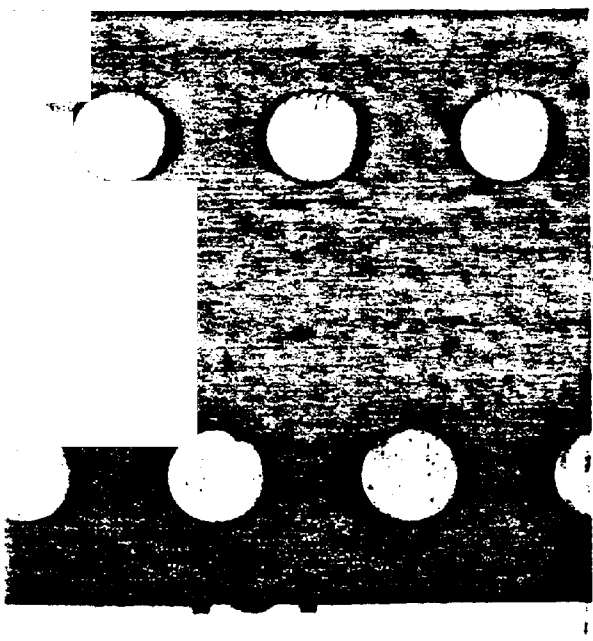
RECEIVED OF _____

FOR _____

BOOK 9682 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
215000.00
CON TX 795.50
PRFEE 1.00
WDEED 16.00
TOTAL 812.50
812.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/95 01 11:23 0001 4887

00642811

IDENTIF. ↑ REFERENCE

95 MAY 26 AM 11:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 914218