THIS INSTRUMENT PREPARED BY:
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOOK 9685 PG 14

00065183
IDENTIF. + REFERENCE

95 MAY 31 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***94,500.00.

Mark Deutsch
Affiant

Subscribed and sworn to before me this 25th day of May, 1995.

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER
1221 PARTNERS, LLC
1910 21st Avenue, South
Nashville, TN 37212

SEND TAX BILLS TO
SAME

MAP & PARCEL NOS.
MAP 105-13
PARCEL 128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FOUR THOUSAND FIVE HUNDRED AND 00/100 ($***94,500.00) DOLLARS,

(a) of which TWENTY THREE THOUSAND THREE HUNDRED FIFTY TWO AND 05/100 (***23,352.05) DOLLARS have been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor hereby acknowledges, and

(b) of which FIFTY FIVE THOUSAND THREE HUNDRED SEVEN AND 74/100 ($***55,307.74) DOLLARS, Grantee (by its signature below) has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $***57,500.00, payable to Scott Clayton and secured by Deed of Trust of record in Book 7896, page 620, Register's Office for Davidson County, Tennessee, and

(c) of which FIFTEEN THOUSAND EIGHT HUNDRED FORTY AND 21/100 ($***15,840.21) DOLLARS, Grantee (by its signature below) has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $***21,198.48, payable to Roy M. Overcast, Jr. and Ralph A. DiPalma and secured by Deed of Trust of record in Book 8487, page 600, Register's Office for Davidson County, Tennessee.

I, THU SCHOFIELD, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto 1221 PARTNERS, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southeast part of Lot No. 13 on the Plan of Belmont Land Company's Subdivision called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennhessee, described as follows:

BEGINNING at a point on the westerly margin of 12th Avenue, South, formerly Granny White Pike, 144.0 feet southerly from the south margin of Elmwood Avenue; thence with westerly margin of 12th Avenue, South, southerly 50.0 feet to the common corner of Lots Nos. 13 and 14; thence with the line between said two lots, westerly 171.9 feet to the easterly margin of a private alley; thence with the easterly margin of said alley, northerly 50.0 feet; thence easterly 169.4 feet to the point of beginning.

BEING the same property conveyed to Thu Schofield, unmarried, by deed from Roy M. Overcast, Jr and Ralph A. DiPalma, both unmarried, of record in Book 8487, page 597, Register's Office for Davidson County, Tennessee.

This is improved property known as 2405 12th Avenue South, Nashville, Tennessee 37212.

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, its successors and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters shown on the Plan of Belmont Land Company's Subdivision called Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of May, 1995.

Thu Schofield
THU SCHOFIELD

1221 PARTNERS, LLC.

By: Mark Deutschmann

Title: Chief Manager

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

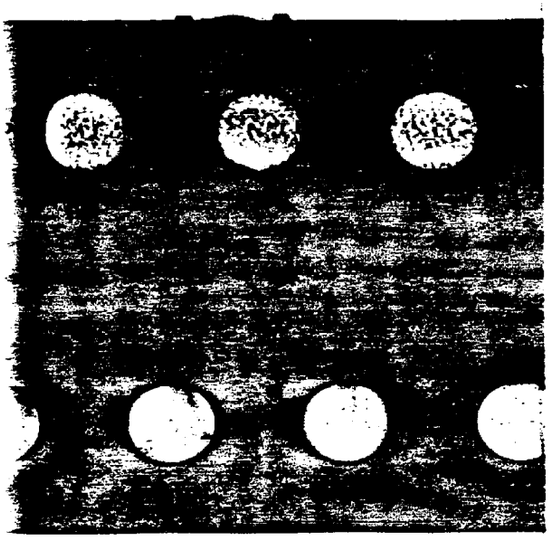
5890 05/31 0101 03CHECK 358.65

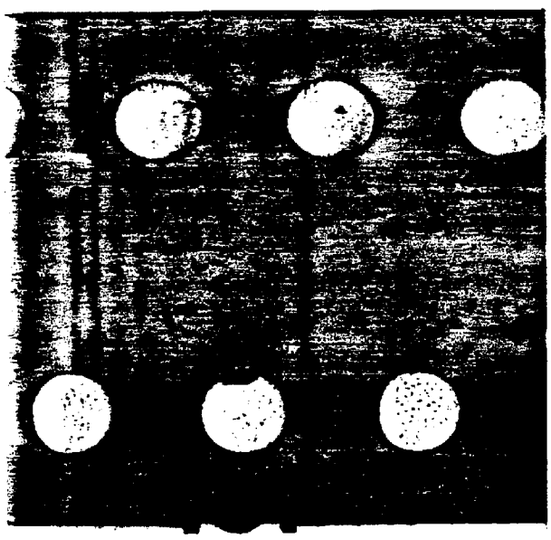
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THU SCHOFIELD and MARK DEUTSCHMANN, Chief Manager of 1221 Partners, LLC, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97





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

RECEIVED OF _____

FOR _____

BOOK 9685 PG 16

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 94500.00
CON TX 349.65
PRFEE 1.00
MDEED 8.00
TOTAL 358.65
CHECK 358.65

05/31/95 01 09:32 0001 5890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065183
IDENTIF. ← REFERENCE

95 MAY 31 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915209