BOOK 9696 PG 755

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 15,000.00

Maxine Simpson
Affiant

Sworn to and subscribed before me this 5th day of JUNE, 1995.

Maurice D Anderson
NOTARY PUBLIC

My Commission Expires: 6/5/95

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

OFFICIAL NOTARY SEAL
MAURICE D ANDERSON
Notary Public — California
LOS ANGELES COUNTY
My Comm Expires JUN 05,1995

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Wilson Enterprises, Inc.	Same	Map 82-12
304 Oceola Ave		Par. 116
Nashville TN 37209		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Maxine Simpson and Glenda Marie Evans, as joint tenants, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Wilson Enterprises, Inc., hereinafter called Grantee, its heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: 64.50

Being a southerly part of Lot No. 165 on the Map of Neill S. Brown's Addition, of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, and more accurately described as follows:

Beginning at a point in the easterly margin of North Ninth Street which point is a common corner of Lots Nos. 165 and 166 on said plan; running thence easterly along the dividing line between Lot No. 165, 170 feet to a point on the west margin of an alley, being the southeast corner of the west margin of an alley, being the southeast corner of said Lot No. 165; thence northerly along said margin of said alley 25 feet to a point in the southerly margin of Marina Street, and being the northeast corner of said Lot No. 165; thence in a northwesterly direction along the southerly margin of Marina Street 20 feet to a point, being the northeast corner of the lot conveyed to Uriel Martin July 29, 1946; thence southerly along the easterly margin of the Uriel Martin lot 8 feet to a point, being the southeast corner of said Martin lot; thence westerly along the southerly margin of said Martin lot 150 feet, more or less, to a point on the easterly margin of North 9th Street, the southwest corer of said Martin lot; thence southerly along said margin of North 9th Street 51 feet, more or less, to the beginning.

Being the same property conveyed to Maxine Simpson and Glenda Marie Evans, as joint tenants, by Maxine Simpson Evans, the only heir at law of Susie M. Dunning, deceased, by deed of record in Book 7357, page 754, Register's Office for Davidson County, Tennessee.

It is agreed and understood that Maxine Simpson Evans and Maxine Simpson are one and the same person.

This is improved property known as 313 North Ninth Street, Nashville, Tennessee 37206.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

This deed is prepared by information furnished by others.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its heirs and assigns forever; and we do covenant with the said Grantee 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; it is understood and agreed that Grantee is accepting property "As is" and in its present condition, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 our hands this 5th day of JUNE, 1995.

Maxine Simpson
MAXINE SIMPSON

Glenda Marie Evans
GLENDA MARIE EVANS

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Maxine Simpson, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of JUNE, 1995.

OFFICIAL NOTARY SEAL
MAURICE D ANDERSON
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUN 05,1995

Maurice D. Anderson
NOTARY PUBLIC

My Commission Expires: _____

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

PICK-UP

95 JUN 12 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0068643

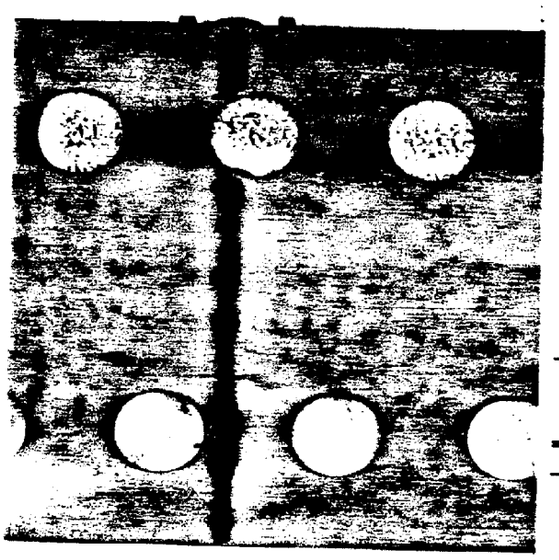
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Glenda Marie Evans, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

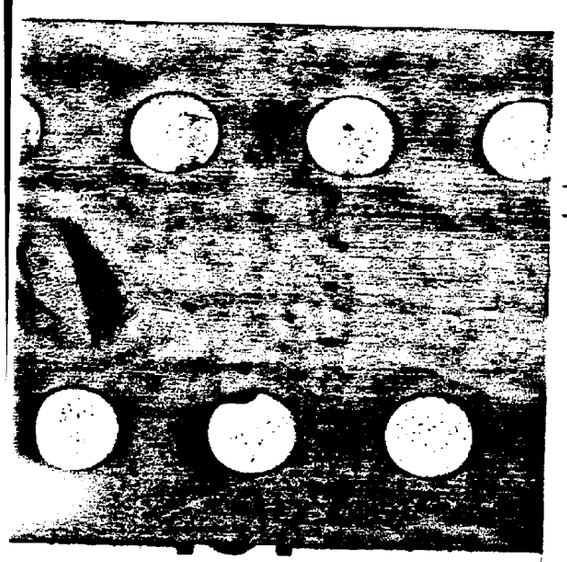
WITNESS my hand and official seal this 5th day of JUNE, 1995.

OFFICIAL NOTARY SEAL
MAURICE D. ANDERSON
Notary Public — California
LOS ANGELES COUNTY
My Comm. Expires JUN 05,1995

Maurice D. Anderson
NOTARY PUBLIC

My Commission Expires: _____





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

RECEIVED OF _____

FOR _____

BOOK 9696 PG 757

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50

06/12/95 01 08:35 0001 9653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0068643
IDENTIF. ↑ REFERENCE

95 JUN 12 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918917