File Box 29

STATE OF TENNESSEE
COUNTY OF Davidson

6088-O

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

X Iunian Gherghescu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 19 95

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 3/27/99

BOOK 9743 PG 453

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iunian Gherghescu	NEW OWNER	82-05-61,62,63,64
(NAME)	(NAME)	
P. O. Box 1415		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37116-1415		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Regal Group 1,, a General Partnership composed of Roger T. Ligon; Thomas R. Lipscomb; Anthony R. Lipscomb and Rupert Francis **HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO** Iunian Gherghescu and wife, Lorentza Gherghescu

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

See exhibit A attached hereto and made a part hereof.

000314

95 JUL 28 AM 11:07

REGISTER
DAVIDSON CO. TENN.

5906 07/28 0101 03CHECK 549.50

This is improved property known as 1609 4th Avenue, North, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 their hands this 17th day of July, 19 95.

Regal Group 1,

Roger T. Ligon, Partner

Thomas R. Lipscomb, Managing Partner

Anthony R. Lipscomb, Partner

File No.: 6088-O

ATTACHMENT

LAND in Davidson County, Tennessee, being Lot No. 53 in D. T. McGavock's Addition to Nashville, as per plan of record in Book 21, page 7, Register's Office for said County.

Said Lot No. 53 fronts 50 feet on the westerly side of Fourth Avenue, North, formerly Cherry Street, and extends back westerly, between parallel lines, 174 feet to an alley in the rear.

BEING the same property conveyed to Regal Group I, a General Partnership, by deed from Miriam H. Greif and husband, Alfred Greif, of record in Book 7762, page 97, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being part of Lot No. 51 and Lot No. 52 in McGavock's Addition to North Nashville, Tennessee, of record in Book 21, page 7, Register's Office for said County.

Being the northerly 35 feet of Lot No. 51, fronting on the west side of Fourth Avenue, North, and extending westerly between parallel lines, measuring 174 feet to an alley.

Lot No. 52 fronts 50 feet on the west side of Fourth Avenue, North, and extends back between parallel lines, 174 feet to an alley.

BEING the same property conveyed to Regal Group I, a partnership composed of Thomas R. Lipscomb and Roger T. Ligon by deed from Lyndal Roberts and wife, Margaret D. Roberts, of record in Book 7755, page 199, Register's Office for said County.

File No. 6088-0

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

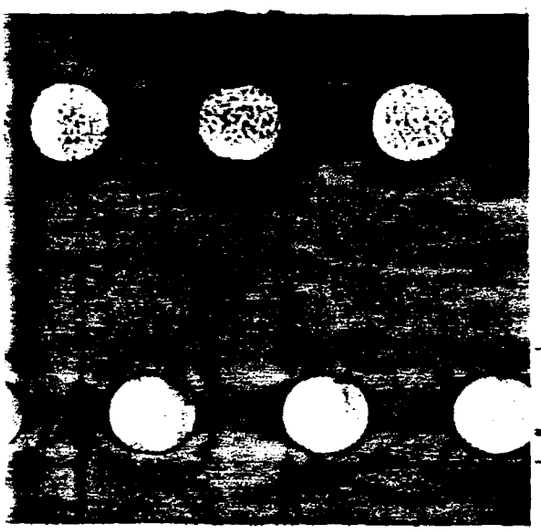
BEFORE me, the undersigned, of the State and County aforesaid, personally appeared THOMAS R. LIPSCOMB, ANTHONY R. LIPSCOMB AND ROGER T. LIGON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners of REGAL GROUP I, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand and seal, this 17th day of July, 1995.

NOTARY PUBLIC

My Commission Expires:

3/27/99



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

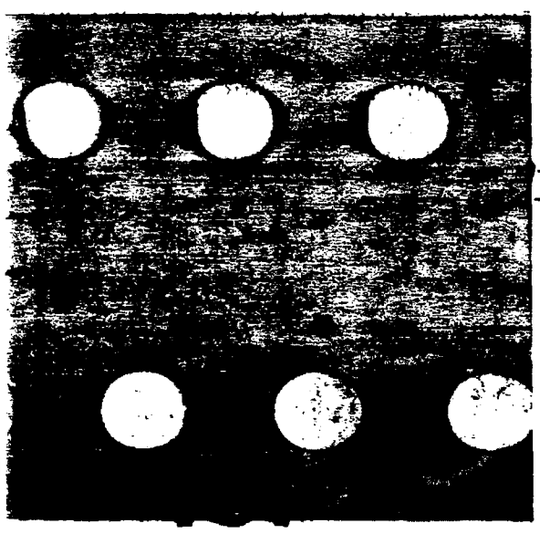
RECEIVED OF _____

FOR _____

BOOK 9743 PG 456

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 145000.00
CON TX 536.50
PRFEE 1.00
MDEED 12.00
TOTAL 549.50
CHECK 549.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/95 01 11:08 0001 5906

0083441
IDENTIF. & REFERENCE

95 JUL 28 AM 11:07
REGISTER
DAVIDSON COUNTY, TN.

No. 934962