This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9803 PG 492

ADDRESS NEW OWNER:
The Realty Shop Inc.
401 E. Main St.
Johnson City, TN 37607

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 161
GROUP
PARCEL 50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James L. Rains and wife, Phyllis B. Rains, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Realty Shop, Inc., hereinafter called the Grantee, its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

Being the same property conveyed to James L. Rains and wife, Phyllis B. Rains by deed from James Pleasant Rains, a widower, of record in Book 4298, page 142, Register's Office for Davidson County, Tennessee.

This is improved property known as 5368 Edmondson Pk., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said The Realty Shop, Inc., its successors and/or assigns, forever; and we, James L. Rains and wife, Phyllis B. Rains 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 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 Grantee, its successors and/or 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 15th day of September, 1995.

James L. Rains

James L. Rains

Phyllis B. Rains

Phyllis B. Rains

01039 77
IDENTIF. & REFERENCE

95 SEP 22 AM 11:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James L. Rains and wife, Phyllis B. Rains, 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 at Brentwood, Tennessee, this the 15th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: 1/4/97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 287,500.00

AFFIANT

Subscribed and sworn to before me this 15th day of September, 1995.

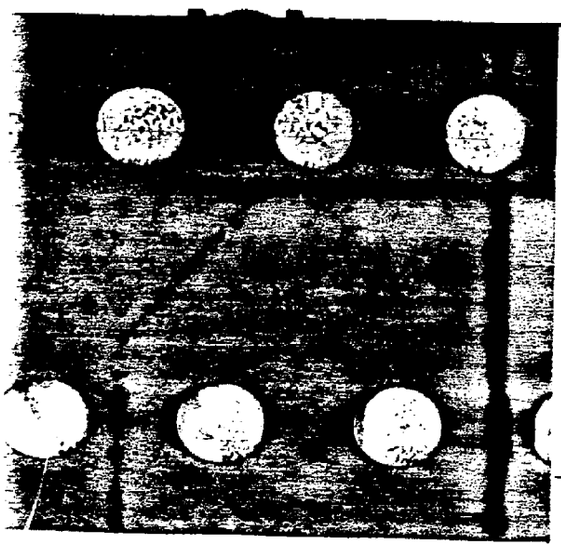
NOTARY PUBLIC

My Commission Expires: 1/4/97

3024 09/22 0101 03CHECK 1076.75

EXHIBIT A

Beginning at an existing concrete monument on the easterly margin of Edmonson Pike (60 foot ROW), said monument also being the southwest corner of James Roberts as recorded in Deed Book 5070, Page 206, R.O.D.C. ; thence leaving said margin with Robert's southerly line South 88° 44' 09" East a distance of 493.66 feet to an iron pin (new) ; thence continuing South 78° 02' 18" East a distance of 442.31 feet to an iron pin (new) ; thence leaving Robert's line and with the westerly line of VILLAGES OF BRENTWOOD, PHASE I as recorded in Deed Book 5200, Page 613, R.O.D.C. South 10° 37' 00" West a distance of 554.50 feet to a concrete monument (old) ,said monument being on the northerly line of THE ARBORS OF BRENTWOOD as recorded in Deed Book 6250, Page 530, R.O.D.C. ; thence with said line and ASHLAWN CONDOMINIUMS as shown on Tax Map 161-5-A, North 70° 39' 05" West a distance of 892.01 feet to an iron pin (new), on the easterly margin of Edmonson Pike ; thence leaving ASHLAWN PLACE CONDOMINIUMS and continuing with said margin North 02° 51' 12" East a distance of 352.47 feet to the Point of Beginning and containing 9.84 acres more or less.



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

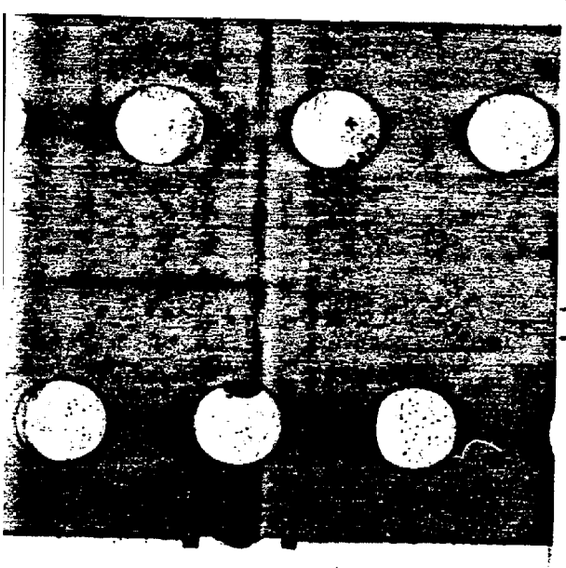
RECEIVED OF _____

FOR _____

BOOK 9803 PG 495

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 287500.00
CON TX 1063.75
PRFEE 1.00
WDEED 12.00
TOTAL 1076.75
CHECK 1076.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0103977
IDENTIF. & REFERENCE

95 SEP 22 AM 11:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 956846