This instrument prepared by:
Dodson, Parker & Behm
306 Gay Street, Suite 400
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

Bk 135

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
RANDOLPH M. LAGASSE, ET UX 1710 Hayes Street Nashville, TN 37203	Same	104-8 160

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, Volstate Properties, Inc. has this day bargained and sold and does hereby transfer and convey unto Randolph M. LaGasse and wife, Janice M. LaGasse, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being described as follows:

Being the westerly 86 feet of lot No. 1 and the westerly 86 feet of the northerly 10 feet of lot no. 2 on the plan of Christopher Kirkman's Belmont Park Addition to Nashville, as of record in Book No. 57, page 158, Register's Office for said County, described as follows:

Beginning at the Southeast corner of Belcourt Avenue and 21st Avenue South, formerly the Hillsboro Pike, being the N.W. corner of said lot no. 1; thence with the easterly margin of 21st Avenue South, southerly, 70 feet; thence easterly parallel with Belcourt Avenue 86 feet to an iron pin; thence northerly parallel with 21st Avenue 70 feet to an iron pin on the southerly margin of said Avenue westerly 86 feet to the beginning.

and also,

Land in Nashville, Davidson County, Tennessee, being the easterly part of lot No. 1 and the east part of the North 9.3 feet of lot No. 2 on the Map of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of the intersection of Belcourt Avenue and the first alley east of 21st Avenue, South, and proceeding thence along the westerly margin of said alley, South 5° 7' West 69.3 feet to an iron pin; thence leaving said alley and proceeding North 83° 54' West 83.4 feet to an iron pin in the easterly margin of the property formerly Gulf Refining Company; thence along the easterly margin of the former Gulf Refining Company property North 4° 37' East 69.3 feet to a point in the south right-of-way of Belcourt Avenue; thence along the right-of-way of Belcourt Avenue, South 84° 2' East 84 feet to the point of beginning.

Being the same property conveyed to Volstate Properties, Inc., by deed from Bobby J. Smithson and wife, Jennie I. Smithson, of record in Book 8919, page 134, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all encroachments known to Grantees, 1995 property taxes, and all matters as shown on the plan of record in Book 57, page 158, Register's office for Davidson County, Tennessee.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

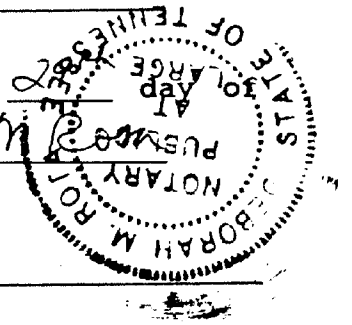
The actual consideration or value whichever is greater, for this transfer is $535,000.00.

Joseph M Lasse
Affiant

Subscribed and sworn to before me this the 26th day of September, 1995.

Deborah M Roos
Notary Public

My Commission Expires: 7/26/97



This is improved property, known as 1800 21st Ave., South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds its successors and assigns to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, has executed this instrument on the date and year first above written.

GRANTOR:

VOLSTATE PROPERTIES, INC.

BY: Harlan Dodson III

TITLE: Secretary

95 SEP 29 PM 2:10
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

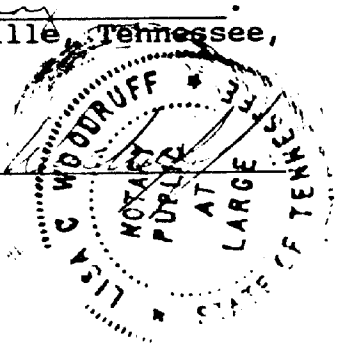
IDENTIF. & REFERENCE
0106538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Harlan Dodson III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Secretary of Volstate Properties, Inc., a corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by himself as Secretary.

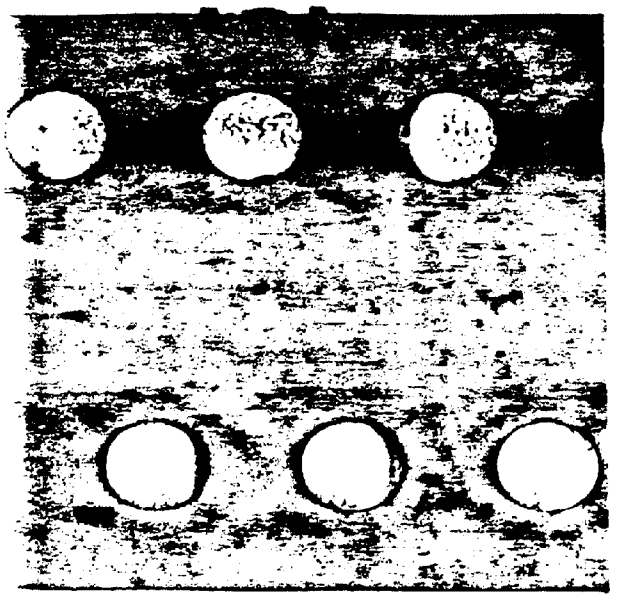
Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of September, 1995.

Lisa C. Woodruff
NOTARY PUBLIC



My commission expires: 11/28/98

0750 09/29 0101 03CHECK 1988.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

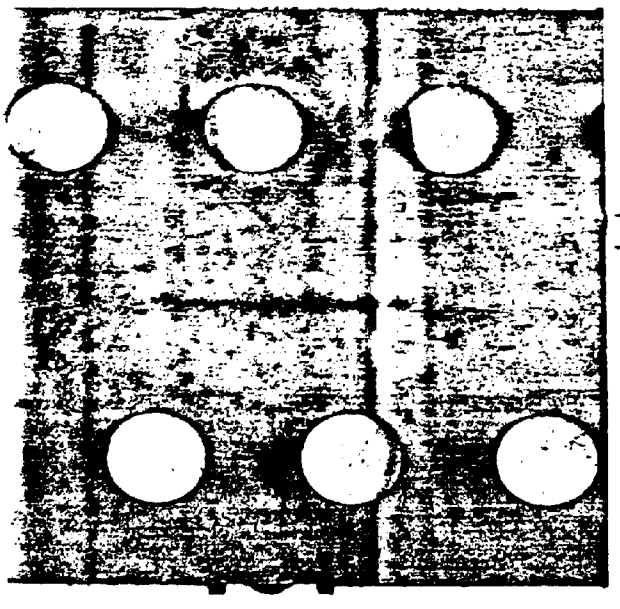
RECEIVED OF _____

FOR _____

BOOK 9811 PG 10

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
535000.00
CON TX 1979.50
PRFEE 1.00
~~MISC 8.00~~
~~TOTAL 1988.50~~
CHECK 1988.50
09/29/95 01 14:10 0001 0750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106538
IDENTIF. & REFERENCE

95 SEP 29 PM 2:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959551