Box 28

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9815 PG 933

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 535,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF October, 19 95.

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
B.E.R.A., L.L.C.	SAME	93-2-4-9
(NAME)	(NAME)	
2025 Woodmont Blvd Apt. 328		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CECIL D. BRANSTETTER

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

B.E.R.A., L.L.C.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning at a point on the westerly margin of Second Avenue, North, formerly Market Street, the northwest corner of said Second Avenue, North, and Church Street, formerly Spring Street, being the southeast corner of said Lot No. 26; thence with the westerly margin of said Avenue, northwardly 30 feet to the southeast corner of Anna G. Young's part of said lot No. 26; thence westwardly, with Young's southern boundary line, 105 feet, more or less, to the easterly margin of an alley, thence with the easterly margin of said alley, southwardly 30 feet to the northerly margin of Church Street; thence with the northerly margin of said street, eastwardly 105 feet, more or less, to the beginning.

Being the same property conveyed to Cecil D. Branstetter by deed from Mrs. S. M. Bradley, Sr., Conservator of the Estate of S. M. Bradley, Sr., and Mrs. S. M. Bradley, (Frankie C.) Bradley, individually, of record in Book 4879, page 147, Register's Office for Davidson County, Tennessee.

(SEE ATTACHED EXHIBIT "A")

unimproved ( )
This is improved (X) property, known as 201 Second Avenue, North (House Number) (Street) Nashville, TN (City) (State) 37201 (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 2nd day of October, 19 95.

Cecil D. Branstetter
CECIL D. BRANSTETTER

INDIVIDUAL ACKNOWLEDGMENTS: BOOK 9815 PG 934

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CECIL D. BRANSTETTER, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of October, 19 95.

My Commission expires:
11/28/98

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A"

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

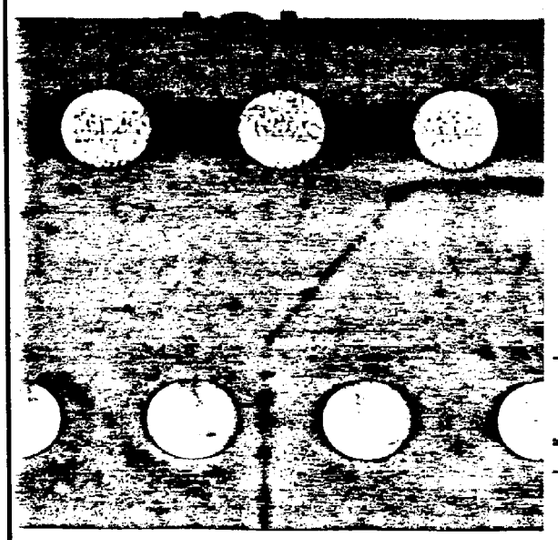
1. Permanent Easement for Party Wall Construction and Temporary Easement and Right of entry for Construction Purposes of rcord in Book 5746, page 480, Register's Office for Davidson County, Tennessee.

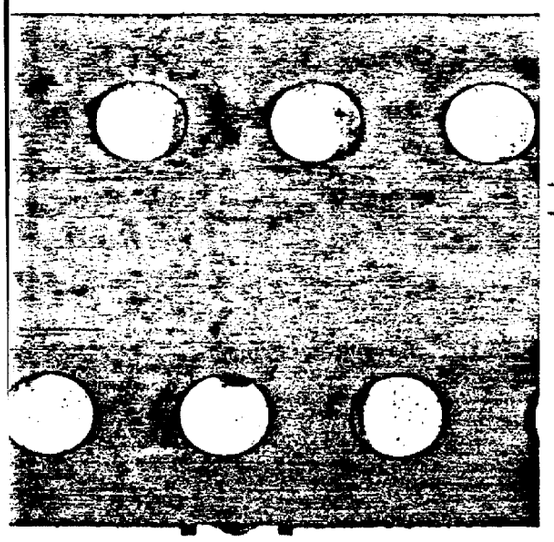
2. Terms, Covenants and Conditions contained in that certain Permanent Easement for Party Wall Construction and Temporary Easement and Right of Entry for Construction Purposes, of record in Book 5746, page 480, said Register's Office.

0108000
IDENTIFICATION REFERENCE

95 OCT -3 PM 1:40
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

2270 10/03 0101 03CHECK 1992.50





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

RECEIVED OF _____

FOR _____

BOOK 9815 PG 936

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
			WDEED	12.00
			TOTAL	1992.50
			CHECK	1992.50
10/03/95	01		13:42 0001	2270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108000
IDENTIF. # REFERENCE

95 OCT -3 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 961058