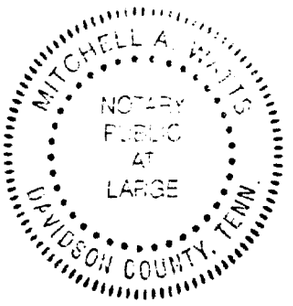
THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) 9836 PG 43
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

Mark Dentzler, Chief Manager
Affiant



Subscribed and sworn to before me, this 20th day of October 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
1221 PARTNERS LLC 2403 12th Avenue, South Nashville, Tennessee 37204	1221 Partners, LLC 1910 21st Avenue, South Nashville, Tennessee 37212	MAP 105-13 PARCEL 127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND NO/100---------- ---------- ($ 75,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , ALBERT H. BUCKINGHAM AND WIFE, VILIA A. BUCKINGHAM hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 1221 PARTNERS LLC hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 13 on the Belmont Land Company's Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 12th Avenue, South, formerly Granny White Pike, at the northeast corner of the property conveyed to E.R. Norris and wife, of record in Book 1278, page 42, Register's Office for Davidson County, Tennessee; thence with said Norris' northerly line westwardly 169.4 feet to the easterly margin of a private alley; thence with said alley northwardly 44.0 feet; thence eastwardly 166.0 feet, more or less, to the westerly margin of 12th Avenue, South; thence with said avenue southwardly 44.0 feet to the beginning.

BEING the same property conveyed to Albert H. Buckingham and wife, Vilia A. Buckingham, by deed from Helen Anderson Edgen, of record in Book 4585, page 769, Register's Office for Davidson County, Tennessee.

This is improved property known as 2403 12th Avenue, South, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Plan called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of October, 19 95.

ALBERT H. BUCKINGHAM

VILIA A. BUCKINGHAM

BOOK 9836 PG 44

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 20th day of October, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

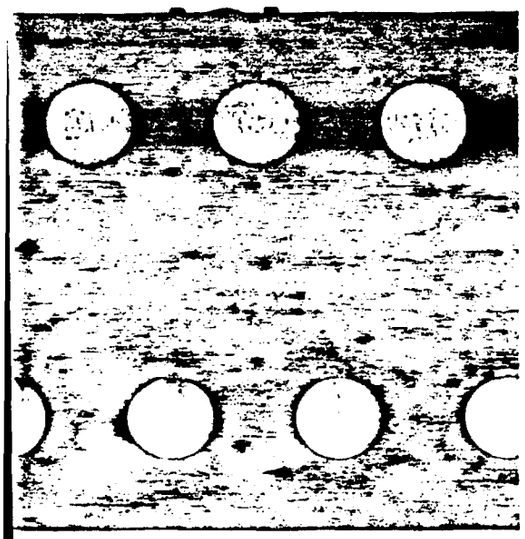
My Commission Expires: _____

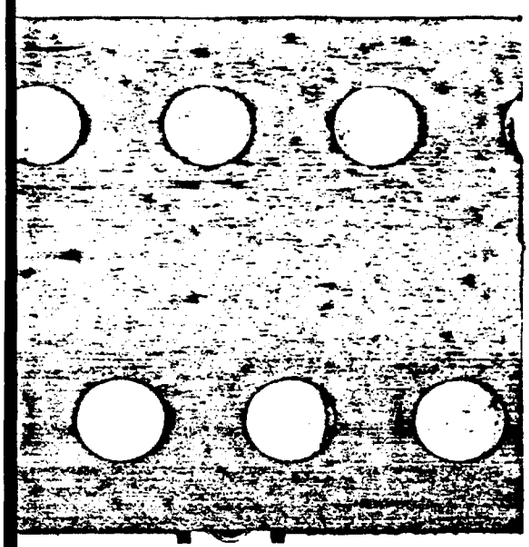
Notary Public

0115192

IDENTIFICATION REFERENCE

1994 10/24 0101 03CHECK 286.50





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

RECEIVED OF _____

FOR _____

BOOK 9836 PG 45

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	75000.00
CON TX	277.50
PRFEE	1.00
MDEED	8.00
TOTAL	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 0004

0115192
IDENTIF. & REFERENCE

No. 968694