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BOOK 9863 PG 400

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner:
John Alan Thompson
P.O. Box 24643
Nashville, TN 37202

Send Tax Bills to:
Same

Tax Information:
Map 92-16
Parcel 166

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, METROPOLITAN EQUITIES, L.P. (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN ALAN THOMPSON, unmarried, (the "Grantee"), his heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 1816 Broadway, Nashville, Tennessee 37203.

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

AND 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, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 1995.

METROPOLITAN EQUITIES, L.P.

BY: FREEMAN WEBB INVESTMENTS, INC., Its General Partner

BY: _____

TITLE: _____

0124200
IDENTIFICATION REFERENCE

95 NOV 17 PM 4:16
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Freeman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President, of Freeman Webb Investments, Inc., General Partner of Metropolitan Equities, L.P., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 1.27.95

* * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Sworn to and subscribed before me,

This 17th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: 1-25-97

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 139 on the Plan of the Boyd Home Tract, as of recording in Book 231, Page 39, Register's Office for said County, and described according to a survey made for A.S. Weinbaum, by John Wilkes, Civil Engineer, on January 13, 1993, as follows:

Beginning at the northeast corner of Broad Street, and 19th Avenue, South, formerly Douglas Avenue; thence northwardly with the easterly margin of 19th Avenue, South, 184 feet to the southerly margin of an 11.5 foot alley; thence easterly with same, 48 feet to the northwest corner of the Susan P. Hunter lot; thence southwardly with her westerly line, 169 feet to the northerly margin of Broad Street; thence with the margin of said street, westwardly 50.5 feet to the beginning.

Being the same property conveyed to Metropolitan Equities, by deed from Leo Santoro and wife Joan M. Santoro, of record at Book 8001, page 429, Register's Office for Davidson County, Tennessee and further conveyed to Metropolitan Equities, L.P. (as Parcel #3) by quitclaim deed from Metropolitan Equities, of record in Book 9235, page 384, Register's Office for Davidson County, Tennessee.

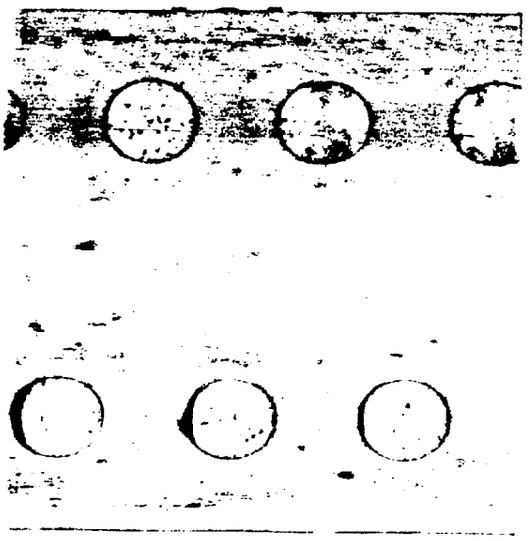
EXHIBIT "B"

1. General Property Taxes for the year 1996 and subsequent years are a lien, but are not yet due and payable. Taxes for the year 1995 have been prorated and paid at closing.

2. Easement for right of way of alley, as set out in Deed of record in Book 5960, page 817, Register's Office for Davidson County, Tennessee.

3. Plan of Record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

7723 11/17 3101 03CHECK 1497.00



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

RECEIVED OF _____

FOR _____

BOOK 9863 PG 404

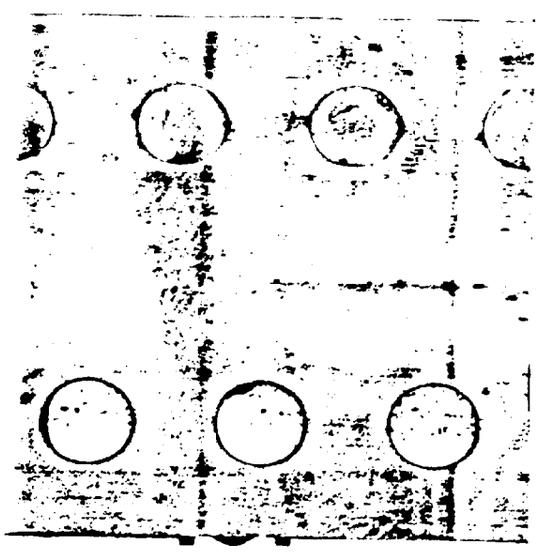
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 16.00
TOTAL 1497.00
CHECK 1497.00

11/17/95 01 16:17 0001 9723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0124200
IDENTIF. & REFERENCE

95 NOV 17 PM 4:16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 978272