BOOK 9865 PG 981

STATE OF TENNESSEE 5099-C
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 95

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Ynonah's Enterprises	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 1700 4th Avenue South	(NAME) SAME	119-01-0-234 119-01-0-237
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37210	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Tim Hardy, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ynonah's Enterprises, a sole proprietorship

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Land in Davidson County, Tennessee, being Lot Numbers 169 and 170 on the Map of Overhill City and W.H. Fox's Subdivision of Block 14 and other blocks in Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County.

Said Lot Nos. 169 and 170 front 50 feet each on the westerly side of Foster Avenue, and run back between parallel lines 150 feet to an alley. Included by excluded from this conveyance is part of Lot No. 170 acquired by the State of Tennessee for highway purposes by deed of record in Book 4392, page 40, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Tim Hardy, unmarried by deed from Gary W. Pirtle and wife, Joyce A. Pirtle, filed of record in Book 6146, page 204, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2225 Foster Avenue, Nashville, Tennessee 37210

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; and we do covenant with the 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 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 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 his hand this 20th day of November, 19 95.

Tim Hardy

Tim Hardy

5099-C

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

Tim Hardy, unmarried

the bargainor____, with whom I am personally acquainted, (or proved to me on 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 Nashville Tennessee, this 20th day of November, 19 95.

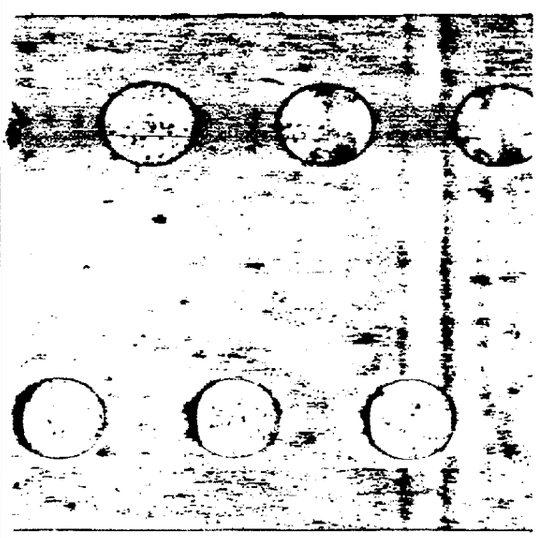
My commission expires 1/20/99

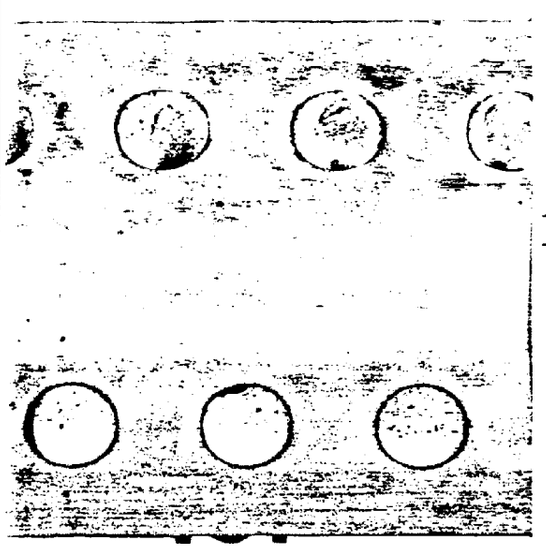
Notary Public Mark A. Ellmore, Jr.

0125145
IDENTIFICATION REFERENCE

95 NOV 21 PM 1:34
FELIX A. ...
DAVIDSON COUNTY, TN.

0758 11/21 0101 03CHECK 86.70





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

RECEIVED OF _____

FOR _____

BOOK 9865 PG 983

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 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

11/21/95 01 13:33 0001 0758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

012514 5
IDENTIFICATION REFERENCE

95 NOV 21 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 979297