-TN 58

WARRANTY DEED

BOOK 9881 PG 624

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 95.

Notary Public

MY COMMISSION EXPIRES: 5/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARC Partners, L.L.C. (NAME)	ARC Partners, L.L.C. (NAME)	MAP 43-9
113 Cumberland Avenue (ADDRESS)	101 Cumberland Avenue (ADDRESS)	PARCEL 87
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

FOR AND 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, Advanced Receivables Strategy, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARC Partners, L.L.C.

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 Lots Nos. 4, 5, 6, 7 and 8 of Block "D" of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lots 4 and 5 adjoin and front together 100 feet on the northerly side of Cumberland Avenue and extend back between parallel lines, 165 feet to a dead line.

Said Lots Nos. 6, 7 and 8 adjoin and front together 150 feet on the northerly side of Cumberland Avenue and extend back between parallel lines, 165 feet to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Advanced Receivables Strategy, Inc., a Tennessee corporation, by deed from Cumberland Building Partners, LTD., a limited partnership, of record in Book 9726, page 530, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1996 taxes and subsequent years, assumed by the Grantees; all matters as shown on the plan of record; any and all easements located on the property; parties in possession; and leases not of record.

unimproved ( )
This is improved (X) property, known as 113 Cumberland Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 my hand this 4th day of December 19 95

Advanced Receivables Strategy, Inc., a Tennessee corporation
By: [signature] M. McTreasury

BOOK 9881 PAGE 625

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lynn M. McCraney ~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary ~~and~~ _____ respectively of the Advanced Receivables Strategy, Inc. the within named bargainor, and corporation, and that he as such Secretary ~~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 Lynn M. McCraney as such Secretary, ~~and acknowledged the same by the said~~ ~~and~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 4th day of December 19 95.

My commission expires 3/23/96

Ann R. Waddell
Notary Public

95 DEC -6 PM 3:52
FELIX Z. ...LSON REGISTER
DAVIDSON COUNTY, TN.

0129711

IDENTIF. A REFERENCE

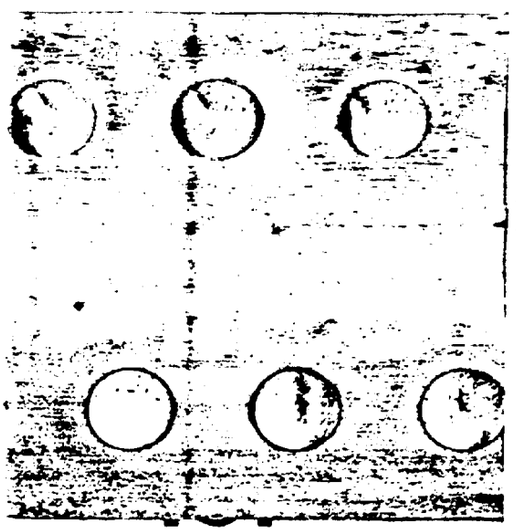
WARRANTY DEED
FROM

TO

RETURN TO:

5.00 13.00 0101 08/06/95 ~~0101 08/06/95~~ 18.00





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

RECEIVED OF _____

FOR _____

BOOK 9881 PG 626

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
575000.00
CON TX 2127.50
PRFEE 1.00
WDEED 8.00
TOTAL 2136.50
CHECK 2136-50
12/06/95 01 15:53 0001 5688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0129711
IDENTIF. # REFERENCE

95 DEC -6 PM 3:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 984174