FROM: 174 Third Avenue, North, Inc.
a Tennessee corporation

BOOK 9906 PG 455

THIS INSTRUMENT PREPARED BY:
STEPHEN F. PELUSO, ATTORNEY
KING & BALLOW
1200 NOEL PLACE
200 FOURTH AVENUE, NORTH
NASHVILLE, TENNESSEE 37219

TO: William Norman Miller and Billy Ray Hearn, Trustee under Trust Agreement dated January 3, 1979

Address New Owner:	Send Tax Bills to:	Map-Parcel No.:
William Norman Miller and Billy Ray Hearn, Trustee under Trust Agreement dated January 3, 1979 c/o Norman Miller P. O. Box 150888 Nashville, Tennessee 37215	Same	Map 93-6-2: Parcel 2

96 JAN -2 PM 4:17
FELIX A. [illegible]
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
01137276

State of ~~Florida~~ Tennessee
County of ~~Duval~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 1995.

Notary Public

My Commission Expires: My Commission Expires MAY 24, 1997

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **174 Third Avenue, North, Inc.**, also known as 174 3rd avenue North, Inc., a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **William Norman Miller and Billy Ray Hearn, Trustee under Trust Agreement dated January 3, 1979** collectively called "GRANTEE", their heirs, successors, 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 part of Lot No. 27 on the Original Plan of Nashville, not of record, described as follows:

Beginning of the easterly margin of 3rd Avenue North, formerly College Street, at a point 151 feet and 2 inches southerly from the southerly margin of Church Street, thence with the easterly margin of said Avenue, southerly 50 feet; thence with the northerly line of the Lewis property, easterly 107 feet, more or less, to the westerly margin of an alley, thence with said alley, northerly 50 feet, thence westerly 107 feet, more or less, to the beginning.

Being the same property conveyed to 174 3rd Avenue North, Inc. by deed from Leader Federal Bank for Savings of record in Book 8215, page 805, Register's Office for Davidson County, Tennessee.

This is improved property known as 174 Third Avenue, North, Nashville, Tennessee.

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, successors, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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 its hand this the 22nd day of December, 1995.

174 THIRD AVENUE NORTH, INC.

Ben H. Willingham, Jr.
President

State of Florida)
)
County of Duval)

3942 01/02 0101 03CHECK 2044.00

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared BEN H. WILLINGHAM, JR. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of 174 THIRD AVENUE NORTH, INC., a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Jacksonville, FL, this 22nd day of December, 1995.

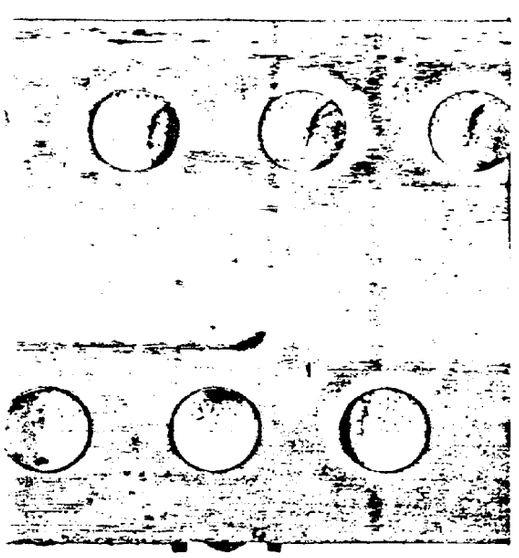
Susan H. Whitlatch
Notary Public

Commission Expires:

SUSAN G. WHITLATCH
MY COMMISSION # CC636018 EXPIRES
August 20, 1999
BONDED THRU TROY FAIN INSURANCE, INC.

h:0364dwj





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9906 PG 457

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
550000.00
CON TX 2035.00
PRFEE 1.00
WDEED 8.00
TOTAL 2044.00
CHECK 2044.00

01/02/96 01 16:19 0001 3942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137276
IDENTIF. # REFERENCE

96 JAN -2 PM 1:17
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 992312