STATE OF TENNESSEE, DAVIDSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, *That* I, **STEVE MINTON**, hereinafter called GRANTOR, do hereby bargain, sell, and convey unto **DENNIE H. BLACK and CHARLES WORTHINGTON**, hereinafter called GRANTEE, for the consideration of Ten Dollars ($10.00) and other good and valuable considerations to me in hand paid and the receipt of which is hereby acknowledged the following tracts of land, lying and being Davidson County, State of Tennessee, and bounded as follows:

TRACT I: 053-08-0-041.00

BOOK 9913 PG 773

Being Lot No. 4, Block 2, of the Dabbs 6 Elliott Subdivision, as shown on a map recorded in Book 547, page 97, Register's Office for Davidson County, Tennessee. Said lot fronts 44 feet on the west side of Elliott Avenue and runs back between parallel lines 100 feet to a dead line.

Included in the above description but excluded therefrom is that property conveyed to Buchi Mechanical Company, Inc., from Elgin Thompson and wife, Rebecca L. Thompson, of record in Book 4915, page 700, said Register's Office, and described as follows: Being the easterly 60 feet of Lot No.4;'Block 2, of the Dabbs & Elliott Subdivision, as shown on a map recorded in Book 547, page 97, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Grantor by deed of record in Book 6546, Page 679, ROMC.

Said part of said lot fronts 44 feet on the west side of Elliott Avenue and runs back between parallel lines 60 feet to a dead line in the rear.

TRACT II: 053-08-0-038.00

Being the westerly 40 feet of Lot No. 5, Block 2, Dabbs 6 Elliott Subdivision, as shown on a map recorded in Book 547, page 97, Register's Office for said County, described as follows:

Beginning at a point in the line between Lots Nos. 4 and 5, said point being 60 feet from the southerly margin of Elliott Avenue; thence with the line between Lots Nos. 4 and 5, 40 feet in a southwesterly direction to the common rear corner of said Lots Nos. 4 and 5; thence along the rear line of lot No. 5, 50 feet to the common rear corner of Lots Nos. 5 and 6; thence with the line between Lots Nos. 5 and 6, 40 feet to a point; thence 50 feet to the point of beginning. Being the same property conveyed to Grantor in Book 5470, Page 900.

TRACT III: 053-08-0-039.00

Being part of lot 6, Block 2, of the Dabbs & Elliott Subdivision, as shown on a map recorded in Book 547, page 97, Register's Office for Davidson County, Tennessee.

BEGINNNG in the northwest line of 24th Street at the southerly corner of a lot owned by the Grantors at the southwest corner of 24th and Elliott Streets, said point of beginning being about 60.4 feet southwest from Elliott Street and being the easterly corner of the herein described parcel of land on which is situated a building owned by said Grantors and used for publishing newspapers; running thence southwesterly along 24th Street 39.8 feet to the southerly corner on which said building is situated; thence north 49 degrees 14 minutes west and along the southwest line of the lot on which said building is located,50 feet to the westerly corner of said lot; thence north 40 degrees 45 minutes east along the northwest line of the lot on which said building is located, 39.8 feet to the northerly corner of said lot; thence south 49 degrees 14 minutes east 50 feet to the beginning.
Being the same property conveyed to Grantors by deed of record in Book 5470 Page 900.

THIS INSTRUMENT PREPARED BY THE

SIMPSON LAW OFFICE
108 N. 3RD STREET
SELMER, TN 38375
(901) 645 - 3366

The building mentioned on the herein described property has since been completely demolished and removed.

INCLUDED IN THE ABOVE TRACTS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE are the following easements of record as follows:

1) Referring to Tract I above, see Book 736, Page 689 and also Book 1222, Page 238, in the Register's Office of Davidson County

2) Referring to Tract III above, see Book 946, Page 173, in said Register's Office

EXPRESSLY INCLUDED WITH THIS CONVEYANCE IS AN MOBILE HOME AFFIXED, as of the date of this conveyance, TO THE ABOVE REAL PROPERTY AND THIS INSTRUMENT SHALL BE CONSIDERED AS MUNIMENT OF TITLE THEREOF.

THE ABOVE TRACTS BEING THE SAME PROPERTY FOUND OF RECORD IN BOOK 6548, PAGE 679, in the Register's Office of Davidson County, Tennessee, wherein GRANTOR obtained title to the above described real property in fee simple.

BOOK 9913 PG 774

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and hereditaments thereunto belonging unto the said GRANTEE and its heirs, successors and assigns in fee simple forever.

GRANTOR does hereby covenant with said GRANTEE that it is lawfully seized of said land; that it has good right to sell and convey the same; that the same is unencumbered; and that the title and quite possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS my signature, this 9th day of January, 1996.

STEVE MINTON

STATE OF TENNESSEE

COUNTY OF MCNAIRY

Personally appeared before me, the undersigned, a Notary Public of said State and County, STEVE MINTON, the within named bargainor(s), 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 at office, the 9th day of January, 1996.

NOTARY PUBLIC My Commission Expires

WILLIAM E. SIMPSON NOTARY PUBLIC AT LARGE McNAIRY COUNTY TENN

PREPARED WITH INFORMATION FURNISHED BY THE GRANTOR WITHOUT THE BENEFIT OF A TITLE EXAMINATION

NO OPINION RENDERED AS TO ACCURACY OF LEGAL DESCRIPTION

Owner + Tax Bills:

Dennie Black
109 2nd St Old Hickory

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55000.00

Dennie Black
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF January 1996.

B. Hutchins
Deputy Register

BOOK 9913 PG 775

0139609

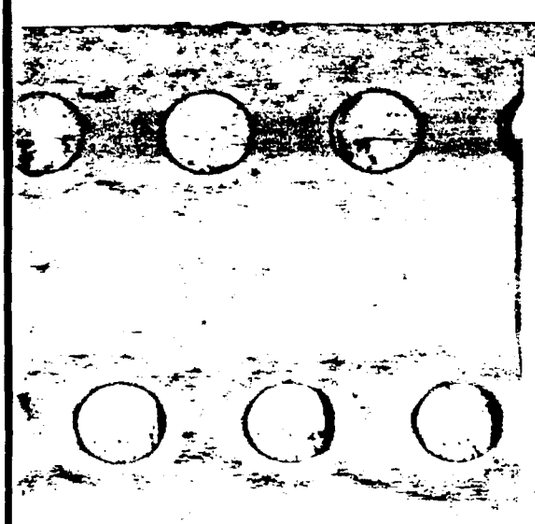
IDENTIFICATION REFERENCE

PICK-UP

96 JAN 10 AM 11:25

[illegible]
DAVIDSON COUNTY, TN.

5431 01/10 0101 01DASH 216.50



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

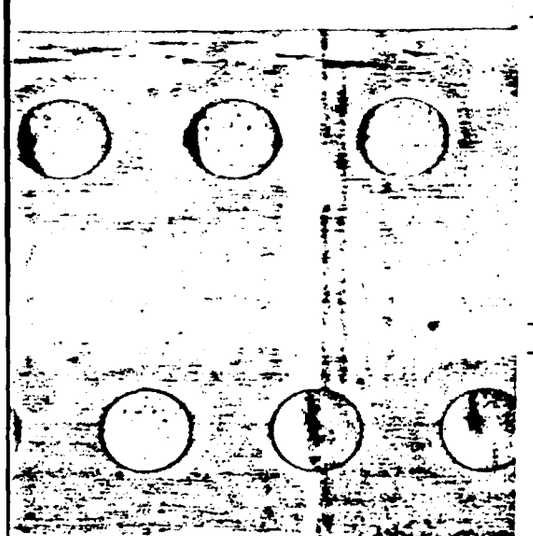
RECEIVED OF _____

FOR _____

BOOK 9913 PG 776

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	12.00
TOTAL	216.50
	216.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/10/96 01 11:29 3001 6431

0139609
IDENTIFICATION REFERENCE

95 JAN 10 AM 11:25

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 994767