This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

9919:972

ADDRESS NEW OWNER:
CCS Housing Systems Inc.
901 & 903 North 12th St.
Nashville, Tennessee

SEND TAX BILL:
To Owner

MORTGAGEE:
Eli H. Jacobs and Adrian F. Jacobs
718 Farrell Road
Nashville, TN 37220

MAP AND PARCEL:
MAP 83-5
GROUP
PARCEL 239 & 240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Eli H. Jacobs and wife, Adrian F. Jacobs, and Marilee Jacobs, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CSS Housing Systems, Inc., 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:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 13 on the map of the subdivision of the lands of Mrs. W. F. Todd, as of record in Book 161, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 71.4 feet on the easterly side of North 12th Street, formerly Fountain Avenue, and runs back 210 feet to an alley, measuring 70 feet, more or less, thereon.

Being the same property conveyed to Eli H. Jacobs and wife, Adrian F. Jacobs, by deed from Virginia R. Hollis Holder and husband, John R. Holder, of record in Book 4075, page 301, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of the Subdivision of the lands of W. F. Todd, of record in Book 161, page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 71.4 feet on the east side of North 12th Street (formerly Fountaine Street) and runs back between lines 210 feet along the north margin of Seymour (formerly Franklin Street) to an alley in the rear, on which it measures 69.6 feet, more or less.

Being the same property conveyed to Eli H. Jacobs and wife, Adrian F. Jacobs, by deed from W. Lillard St. John (also known as W. L. St. John, Jr.) and wife, Nellie G. St. John, of record in Book 4002, page 66, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Marilee Jacobs, as to a one-eighth (1/8) undivided interest, by Quitclaim Deed from Eli H. Jacobs and wife, Adrian F. Jacobs, of record in Book 8920, page 223, Register's Office for Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN AND IS COMMERCIAL PROPERTY. 9919:973

This is improved property known as 901 & 903 North 12th St., Nashville, TN.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. Memorandum of Lease by and between Edwin B. Raskin Company and WEN Service Company, Inc., of record in Book 9188, page 669, Register's Office for Davidson County, Tennessee.
3. Subject to all matter shown on the Plan of record in Book 161, page 100, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CCS Housing Systems, Inc., their heirs and assigns, forever; and we, Eli H. Jacobs and wife, Adrian F. Jacobs, and Marilee Jacobs, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of January, 1996.

Eli H. Jacobs

Adrian F. Jacobs

Marilee Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eli H. Jacobs and wife, Adrian F. Jacobs, and Marilee Jacobs, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: Feb 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

96 JAN 17 PM 12:12

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

01141576

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 350,000.00.

AFFIANT

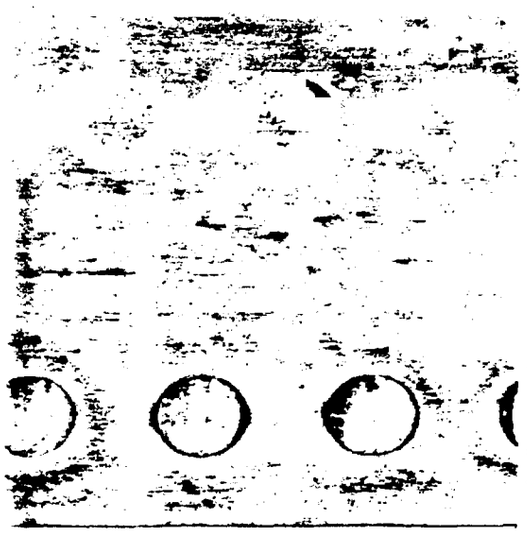
BOOK 9919 PG 974

Subscribed and sworn to before me this 11th day of January, 1996.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

R. L. MOORE
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

REC'D 01/17 2:01 03CHECK 1300 00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

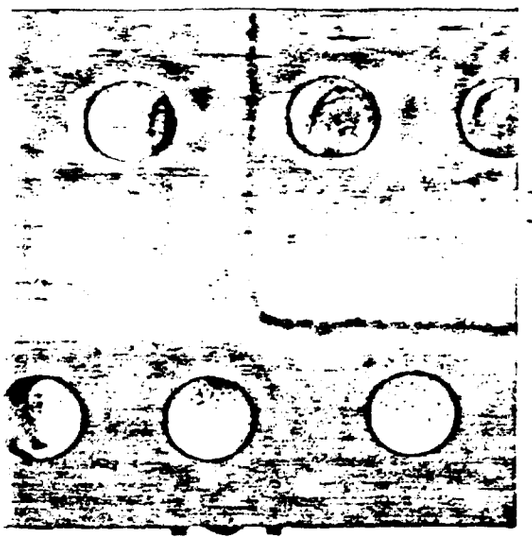
RECEIVED OF _____

FOR _____

BOOK 9919 PG 975

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



DAMT 350000.00
DON TX 1295.00
PRFEE 1.00
MDEED 12.00
TOTAL 1308.00
CHECK 1308.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/17/95 01 12:14 0001 8524

01 41576
IDENTIF. # REFERENCE

95 JAN 17 PM 12:12

DAVIDSON COUNTY, TN.

No. 996831