FORM NO. WD-1

BOOK 9930 PG 738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Lisa K.A. Creasy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 1996.

Patricia F. Allen
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lisa Creasy, 1437 Campbell Road, Goodlettsville, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa K.A. Creasy and David C. Allen dba CulKay Invest. (NAME)	CulKay Investments (NAME)	052-03-0-143.00
1437 Campbell Rd. (STREET ADDRESS OR ROUTE NUMBER)	1437 Campbell Road (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Goodlettsville, TN 37072 (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, David C. Allen and wife, Patricia Allen, and C. Jeffrey Creasy and wife, Lisa K.A. Creasy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa K.A. Creasy and David C. Allen d/b/a CulKay Investments

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 parts of Lots Nos. 54,55,82, and 83, on the unrecorded plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum land in the 11th Civil District of said County.

Beginning at an iron pin in the easterly margin of Kinsey Boulevard at the common corners of Lots No. 53 and 54; and thence in a northerly direction along the eastern margin of Kinsey Boulevard 61.5 feet to an iron pin; thence continuing in the same direction 32 feet more or less to a point in the easterly margin of Kinsey Boulevard; thence in an easterly direction to a point in the common lines of Lots No. 82 and 83, said point being 120 feet from an iron pin in the west side of Ward Highway; thence from said point in a southerly direction 50 feet to a point in the common line of Lots Nos. 83 and 84, said point being 120 feet from an iron pin in the westerly side of Ward Highway; thence from said point in a westerly direction along said line 30 feet to an iron pin; thence in a westerly direction along the southern line of Lot 54, 102.9 feet to the point of beginning.

Being the same property conveyed to David C. Allen and wife, Patricia F. Allen, and C. Jeffrey Creasy and wife, Lisa K.A. Creasy, by warranty deed from C. Jeffrey Creasy and wife, Lisa K.A. Creasy, of Record Book 9616, Page 681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a permanent easement and right-of-way for street purposes, in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, as of Record in Book 3912, Page 117, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 419/421 Kinsey Boulevard, 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 our hand s this 25th day of January, 1996

David C. Allen — Patricia F. Allen

C. Jeffrey Creasy — Lisa K.A. Creasy

STATE OF TENNESSEE
Davidson County

RBM 9930 PG 739

Personally appeared before me, Patricia Y. Elder, a Notary Public in and for said County and State, the within named David C. Allen and wife, Patricia F. Allen, and C. Jeffrey Creasy and wife, Lisa K.A. Creasy

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Tennessee, this 25th day of January 1996

Commission expires 11-27-99

Patricia Y. Elder
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

2409 01/30 0101 03CHECK 123.70

WARRANTY DEED

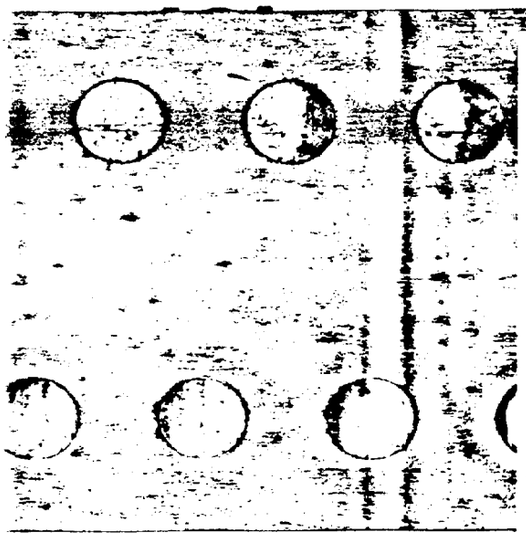
FROM
David C. Allen et ux
C. Jeffrey Creasy et ux

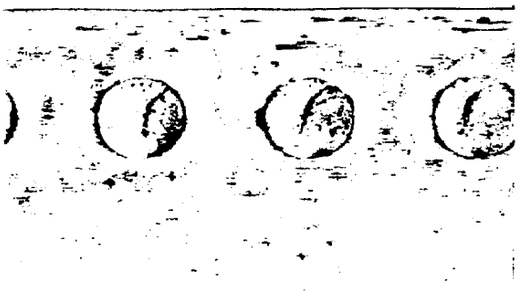
TO
Lisa K.A. Creasy and
David C. Allen
d/b/a CulKay Investments

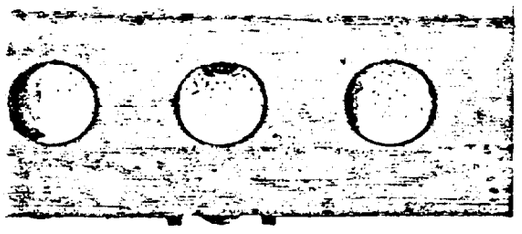
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

0145133
IDENTIF. & REFERENCE

96 JAN 30 AM 8:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.







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

RECEIVED OF _____

FOR _____

BOOK 9930 PG 740

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 31000.00
MOR TX 114.70
ERR CO
MOR TX 114.70-
CON TX 114.70
PRFEE 1.00
WHEED 8.00
TOTAL 123.70
CHECK 123.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/96 01 08:43 0001 2409

0145133
IDENTIF. # REFERENCE

96 JAN 30 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000660