BOOK 9939 PG 139

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Country & Western Tours, Inc. 3250 Dickerson Road, Suite 211 Nashville, TN 37207	Same as New Owner	Map 60-4 Parcel 17 Field Book 12DZ 24245

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHARLES T. LEVERING and wife, NELLIE JEAN LEVERING, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto COUNTRY & WESTERN TOURS, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTEE", its successors or 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 a part of Lot A-1 and part of an unnumbered lot adjoining A-1 to the south, and shown on the plan of Tamble Subdivision, as of record in Book 974, page 31, Register's Office far said County and described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated August, 1964, and revised October 1, 1964, and survey by Rocky L. Montoya, Surveyor, dated March 21, 1974, as follows:
>
> BEGINNING at an iron stake, 615 feet north of the southwest intersection of Dickerson Road, U.S. 41, 31 W and Homestead Road; thence along the westerly margin of Dickerson Road, U.S. 41, 31W, South 4 deg. East 164 feet to an iron stake; thence leaving said Road, partly along the north line of a 18 inch rock wall south 84 deg. 56 min. West 300 feet to a point in the east line of the rock wall; thence North 4 deg. West 164 feet to an iron stake, which is 6.5 feet north of the south margin of Homestead Road; thence north 84 deg. 56 min. east 300 feet to the point of beginning, containing 1.13 acres, more or less.
>
> BEING the same property conveyed to Charles T. Levering and wife, Nellie Jean Levering, by deed from Wilson C. Tate Sr., et ux, Dorothy A. Tate, of record in Book 5644, page 804, Register's Office for Davidson County,Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 3250 Dickerson Road, Nashville, TN 37207.

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, its successors or assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

This Warranty Deed is made pursuant to a Sales Agreement or Land Contract made and entered into on June 20, 1990, by and between Charles T. Levering and wife, Ann Jean Levering a/k/a Nellie Jean Levering and Country & Western Tours, Inc., a copy of same being attached hereto as Exhibit A to this deed and incorporated herein by reference. The parties acknowledge that the consideration, as set forth in the said contract have been fully paid and satisfied.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

Charles T. Levering
CHARLES T. LEVERING

Nellie Jean Levering
NELLIE JEAN LEVERING

"GRANTEE"

COUNTRY & WESTERN TOURS, INC.

BY: Dennis E. Levering
DENNIS E. LEVERING, President

BY: Christopher K. Levering
CHRISTOPHER K. LEVERING, Secretary/Treas.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES T. LEVERING and wife, NELLIE JEAN LEVERING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of Feb, 1996.

Debbie D. Davis
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 24, 1998

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DENNIS E. LEVERING, with whom I am personally acquainted and who acknowledged himself to be the President of Country & Western Tours, Inc., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this the 5th day of Feb, 1996.

Debbie D. Davis
NOTARY PUBLIC

My Commission Expires: Commission Expires JAN. 24, 1998

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHRISTOPHER K. LEVERING, with whom I am personally acquainted and who acknowledged himself to be the Secretary/Treasurer of Country & Western Tours, Inc., the bargainor, a corporation, and as such Secretary/Treasurer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary/Treasurer.

WITNESS my hand and official seal, this the 5th day of Feb 1996.

Debbie D. Dixon
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 24, 1998

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Christy E. Judeau
Affiant

Sworn to and subscribed before me, this the 5th day of Feb 1996.

Debbie D. Dixon
NOTARY PUBLIC

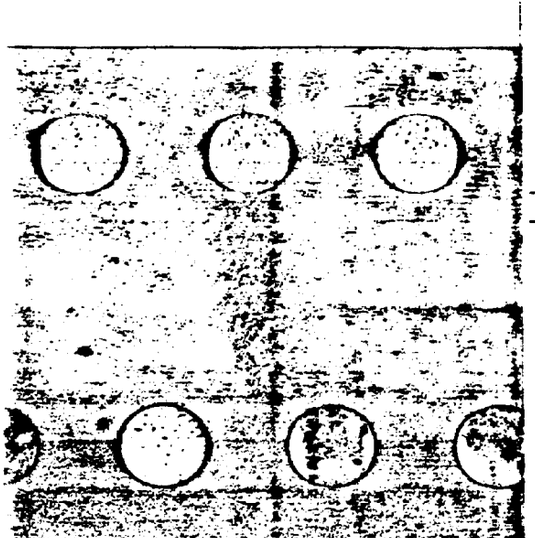
My Commission Expires: My Commission Expires JAN. 24, 1998

0147604
IDENTIF. & REFERENCE

96 FEB -6 AM 9:32
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5036 02/06 0101 03CHECK 2344.00





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

RECEIVED OF _____

FOR _____

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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 630000.00
CON TX 2331.00
PRFEE 1.00
WDEED 12.00
TOTAL 2344.00
CHECK 2344.00

02/06/96 01 09:36 0001 5036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147604
IDENTIF. & REFERENCE

96 FEB -6 AM 9:32
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1003261