WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9941 PG 522

George E. Mudter, Jr., Atty.
First Title & Escrow Co., 4301 Hillsboro Road, Suite 220
Inc. Nashville, Tennessee 37215
Box #9B
#13569

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
H. DENNIS THOMPSON	NEW OWNER	117-5
(NAME)	(NAME)	
3505 Hampton Avenue		100
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		7DA24370
(CITY) (STATE) (P. O. ZIP)	(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, FRANK W. STEVENS, JR. AND KAREN H. STEVENS, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. DENNIS THOMPSON AND WIFE, CYNTHIA W. THOMPSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

3691 02/07 0101 03CHECK 2122.00

011,8228
IDENTIFICATION REFERENCE
96 FEB -7 PM 1:51
FELIX A. [illegible]
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 3505 Hampton Avenue, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of January, 19 96

Frank W. Stevens, Jr.
FRANK W. STEVENS, JR.

Karen H. Stevens by Nancy H. Williams
KAREN H. STEVENS
BY: NANCY H. WILLIAMS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

P. 9941 523

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK W. STEVENS, JR.

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of January, 1996

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY H. WILLIAMS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said KAREN H. STEVENS, and is authorized by the said KAREN H. STEVENS to execute this instrument on her behalf.

Witness my hand, at Office, this 31st day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM FRANK W. STEVENS, JR. AND KAREN H. STEVENS

TO H. DENNIS THOMPSON AND WIFE, CYNTHIA W. THOMPSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

TRACT NO. 1

Land in Davidson County, Tennessee being part of a 22.22 acre tract conveyed to N. E. Richardson by deed of record in Book 518, page 659, Register's Office for said County, and described according to a copy of a survey made by James A. Hamilton, Jr., Surveyor, dated January 3, 1957, as follows:

Beginning at a point in the centerline of Hampton Avenue, at the northeast corner of this lot, and the northwest corner of the lot conveyed to J.W. Pearre and wife by deed from Katherine B. Jones, as of record in Book 2142, page 553, said Register's Office; thence with Pearre's west line, South 5 deg. 49 min. 16 sec. East 277.65 feet to the northline of the property conveyed to Virginia Lee Estes, by deed of record in Book 1054, page 152, said Register's Office; thence with her north line, North 88 deg. 14 min. 40 sec. West 118.75 feet to an iron pin in an old tree row in the east line of the property of Carl Henricks; thence with Henricks' east line, North 2 deg. West 271.1 feet to a point in the centerline of Hampton Avenue; thence with the centerline of the same, North 89 deg. East 100 feet to the point of beginning.

TRACT NO. 2

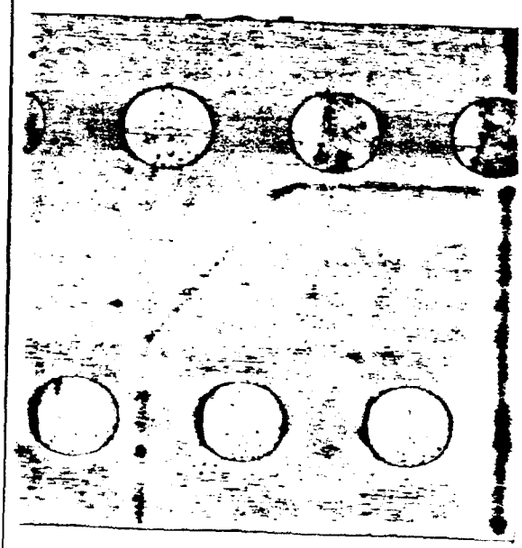
Land in Davidson County, Tennessee, beginning at an existing iron pin in the southwest corner of the Isenhour property, said iron pin being South 2 deg. 00 min. East a distance of 246.1 feet from an existing concrete monument in the south right-of-way of Hampton Avenue, said concrete monument being 727 feet, more or less, east of the centerline of Bowling Avenue, and proceeding as follows:

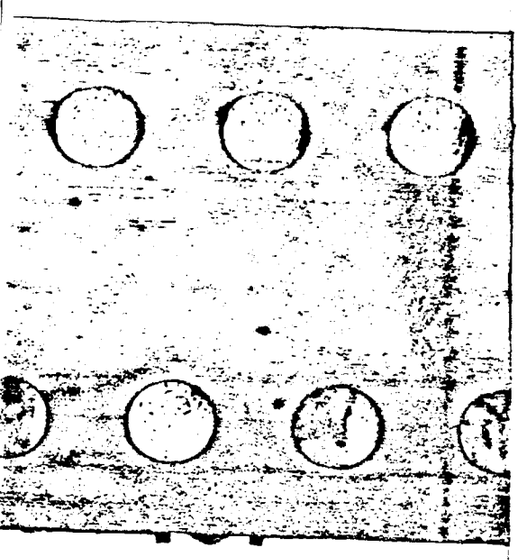
South 88 deg. 15 min. East a distance of 118.75 feet, more or less, to an iron pin; thence South 5 deg. 49 min. East a distance of 40.9 feet, more or less, to an iron pin; thence North 84 deg. 36 min. West a distance of 121.75 feet, more or less, to an iron pin; thence North 2 deg. 00 min. West a distance of 37.1 feet, more or less, to the point of beginning and containing .106 acres, as shown on survey by Turner Engineering Company dated October 8, 1971.

Being the same property conveyed to Frank W. Stevens, Jr. and wife, Karen H. Stevens by deed from Lannese Thompson Crump, unmarried of record in Book 6435, page 990, said Register's Office. The said Frank W. Stevens, Jr. and Karen H. Stevens having since divorced.

This conveyance is made subject to 1996 Taxes, which have been prorated and assumed by the Grantees.

EXHIBIT "A"





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9941 PG 525

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
570000.00
CON TX 2109.00
PRFEE 1.00
WDEED 12.00
TOTAL 2122.00
CHECK 2122.00

02/07/96 01 13:52 0001 5691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0148228
IDENTIF. & REFERENCE

96 FEB -7 PM 1:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1003910