BOOK 9946 PG 627

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 66,000.00

Robert C. Johnson
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 12th day of February 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CONTRACT SPECIALITIES 1717 Forrest Avenue Nashville, Tennessee 37206	Robert C. Johnson 4900 Drakes Branch Road Nashville, Tennessee 37218	MAP 83-10 PARCEL 262

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SIX THOUSAND AND NO/100---------- ---------- ($ 66,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, MICHAEL R. MINCHEY AND WIFE, DEBORAH L. MINCHEY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CONTRACT SPECIALITIES GROUP, L.L.C. hereinafter called the Grantee, its successors & assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 165.0 feet of the easterly 50.0 feet of Lot No. 85 on the Plan of "Lockeland", a subdivision of Chadwell Home Place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

SAID part of Lot 85 fronts 50.0 feet on the northerly side of Forrest Avenue, formerly Morrow Street, and runs back between parallel lines with the westerly margin of North 18th Street, formerly Allen Street, 165.0 feet to a dead line.

BEING the same property conveyed to Michael R. Minchey and wife, Deborah L. Minchey, by deed from Thomas N. Mundy and wife, Cathy A. Mundy, of record in Book 6208, page 700, Register's Office for Davidson County, Tennessee.

0150059 IDENTIF. & REFERENCE

96 FEB 13 PM 1:53 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

MAIL ENV.

7642 02/13 0101 03CHECK 253.20

This is improved property known as 1717 Forrest Avenue, Nashville, Tennessee 37206

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 and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lockeland, a S/D of Chadwell Home Place of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

BOOK 9946 PG 628

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, its successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th day of February, 19 96.

Michael R Minchey
MICHAEL R. MINCHEY

Deborah L. Minchey
DEBORAH L. MINCHEY

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL R. MINCHEY AND WIFE, DEBORAH L. MINCHEY, the bargainor s, 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 and official seal this 12th day of February, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9946 PG 629

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 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 8.00
TOTAL 253.20
CHECK 253.20

02/13/96 01 13:55 0001 7642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150059
IDENTIF. REFERENCE

96 FEB 13 PM 1:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005840