OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Ahron H Lucas
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF February, 1996

Lee A. Cohen
A NOTARY PUBLIC

My Commission expires: Nov 27, 1999

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY

Lee A. Cohen, Cohen & Cohen Attorneys At Law 4908 Charlotte Avenue, Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Annette Odems & Jonathan Pointer (NAME)	Same (NAME)	
3016 Indiana Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ Ten Dollars ($10.00) **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we** Alan Bubis, Seitzman Family Partners, L.P., a Tennessee Limited Partnership, Ahron H. Lucas and Sefton B. Lucas, as tenants in common, as their interests may appear **hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto**

Annette Odems and Jonathan Pointer, both unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of G.E. Jackson's Subdivision of the Marable Lot, as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 39 feet on the northerly side of Indiana Avenue, formerly Locust Street, and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed to Israel Bubis and Alex Lucas by deed from Margaret Mallory of record in Book 2271, Page 45, said Register's Office. Israel Bubis died intestate on September 2, 1973, leaving Sadye Bubis, Alan Bubis, and Annette Seitzman as his sole heirs at law. Sadye Bubis died intestate on January 2, 1990 leaving Alan Bubis and Annette Seitzman as her sole heirs at law. The interest of Annette Seitzman was conveyed to Seitzman Family Partners L.P., a Tennessee Limited Partnership by deed of record in Book 8265, Page 147. Alex Lucas died intestate on October 19, 1979, leaving Marion Brown Lucas, Sefton Lucas, and Ahron Lucas as his sole heirs at law. Marion Brown Lucas died testate on December 24, 1990 and her Will of record in Will Book 173, Page 495, Davidson County Probate Court Clerk's Office devised her interest in the subject property to Ahron H. Lucas and Sefton B. Lucas, as tenants in common.

This property is not the homeplace of the grantors herein.

This is unimproved ( ) improved (X) property, known as 3016 Indiana Avenue, Nashville, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 9th **day of** February, **1996**.

Alan Bubis
ALAN BUBIS

Aimee Seitzman
AIMEE SEITZMAN, General Partner

Ahron H Lucas
AHRON LUCAS

Marc A. Seitzman
MARC A. SEITZMAN, General Partner

Sefton B. Lucas
SEFTON B. LUCAS

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alan Bubis, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of February, 1996.

My Commission expires:
Nov 27, 1999

Lee A. Cohen
Notary Public

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ahron Lucas, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of February, 1996.

My Commission expires:
Nov 27, 1999

Lee A. Cohen
Notary Public

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sefton B. Lucas, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of Feb., 1996.

My Commission expires:
MY COMMISSION EXPIRES MARCH 7, 1998

Michelle A. McDaniel
Notary Public

MICHELLE A. MCDANIEL NOTARY PUBLIC AT LARGE KELLY CO. TN

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT: **PICK-UP**

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Aimee and Marc Seitzman, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged theirself to be the General Partners of Seitzman Family Partnership, L.P., the within named bargainor, a corporation (or partnership), and that they, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by themselves as such officer (or partner).

Witness my hand and official seal at office this 12th day of February, 1996.

My Commission expires:
11/27/99

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FELIX A. BRANDON JR. REGISTER DAVIDSON COUNTY, TN
96 FEB 14 AM 11:02

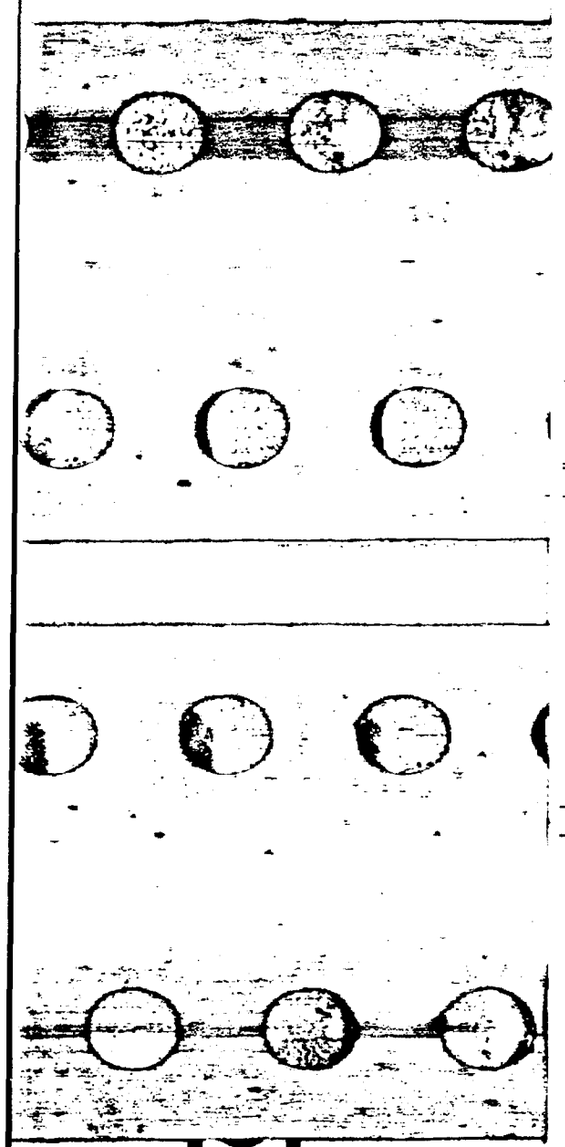
IDENTIFICATION

01501404

0101 03CHECK

64.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 9948 PG 46

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50

02/14/96 01 11:10 0001 8006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150404
IDENTIFICATION REFERENCE

96 FEB 14 AM 11:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1006202