ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
K.W.I., Inc.	Franklin National Bank	MAP and PARCEL
	Attn: Tax Dept.	
2043 24th Avenue, South	230 Public Square	104-11-0-327.00
Nashville, TN 37212	Franklin, TN 37064	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Edmund W. Archer, Trustee** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **K.W.I., Inc.** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Tract 1:

Being the southerly 50 feet of Lot No. 103 on the Map of Bransford Realty Co's. Subdivision of Edgar Jones Home Place, as of record in Book 421, Page 7, of the Register's Office for Davidson County, Tennessee, said part of said Lot No. 103 fronts 50 feet on the westerly side of 24th Avenue South, and runs back between parallel lines 160 feet to an alley. Being the same property conveyed to Rosa McGregor by deed from Edwin S. Davis and wife, Mary Dawn Davis, of record in Book 579, Page 306, Register's Office for said County.

Tract 2:

Being the northerly 5 feet of lot No. 104 in Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, of the Register's Office of Davidson County, Tennessee. Said part of said lot fronts 5 feet on the westerly side of 24th Avenue South, and runs back between parallel lines 160 feet, more or less, to an alley. Being the same property conveyed to Rose McGregor by deed from Vernon Sharp, Jr. and wife, Sarah R. Sharp, by deed of record in Book 3031, Page 47, said Register's Office. .fi filespec.der

Tracts 1 and 2 being devised to the Elizabeth Jean McGregor Trust under the Will of Rosa R. McGregor, who died on September 9, 1987. Edmund W. Archer, Trustee was appointed as substitute Trustee of said Trust upon the death of said Rosa R. McGregor. (See Davidson County Probate Court docket #80684.)

Rose McGregor, Rosa R. McGregor and Rosa McGregor are one and the same person.

This is property with a common address of 2043 24th Avenue, South, Nashville, TN 37212.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 421, Page 7, said Register's office and all matters therein; 3) Covenants, Restrictions and Easements of record.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $67,000.00
[
[Affiant

[Subscribed and sworn before me this 27th day of February, 1996.
[
[My Commission Expires: 1/24/98 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **February, 1996.**

Edmund W. Archer, Trustee

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 **Edmund W. Archer, Trustee** , with whom I am personally acquainted, or who 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 at **Nashville,**, Tennessee, this **27th** day of **February, 1996.**

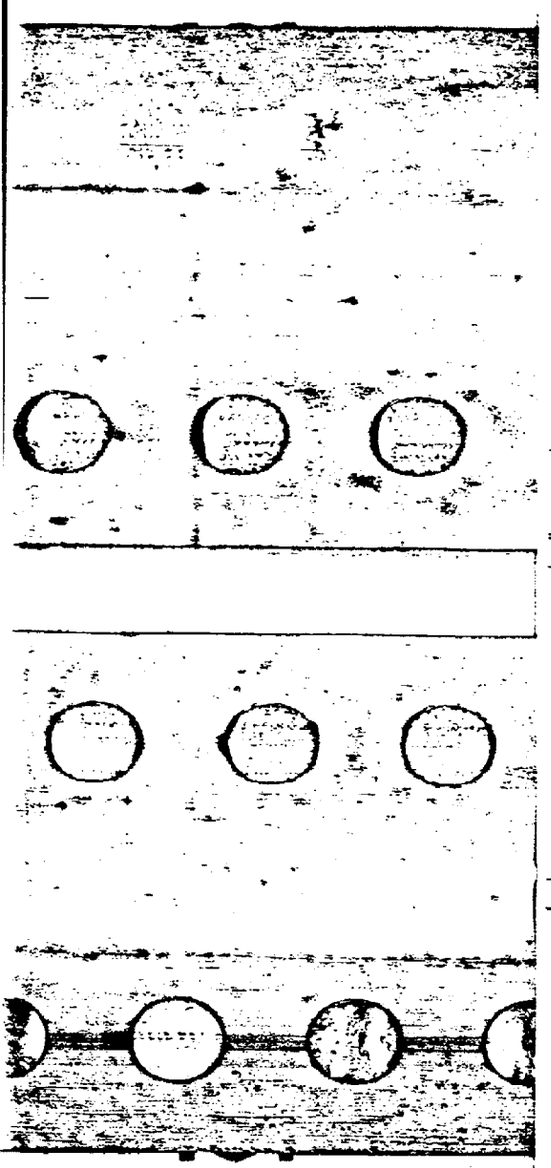
Notary Public
My Commission Expires:
1-24-98

File No. 9602-073

5299 03/08 01:01 03CHECK 256.90

96 MAR -8 AM 9:47
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0158139



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

RECEIVED OF _____

FOR _____

BOOK 9973 PG 123

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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

03/08/96 01 09:30 0001 6299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158139
IDENTIF. # REFERENCE

96 MAR -8 AM 9:47
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1014399