This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tn 37238
00277751, Box 35

BOOK 9987 PG 372

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Allen & Wright, Inc. P.O. Box 2905 Brentwood, Tn. 37024-2005	Owner	Map 94-13 Parcel 60

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by Allen & Wright, Inc., a Tennessee corporation, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, D & S Properties, a Tennessee general partnership consisting of Daniel T. Leech and Sarah Leech, have this day bargained and sold, and does hereby transfer and convey unto the said Allen & Wright, Inc., a Tennessee corporation, the Grantee herein, its successors, and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1252 03/22 0101 03CHECK 577.25

The actual consideration or value, whichever is greater, for this transfer is $152,500.00.

Affiant

Subscribed and sworn to before me, this the 21ST day of March, 1996.

Notary Public

My Commission Expires: 9/26/98

This is improved (x) unimproved ( ) property, known as:

Fesslers Lane, Nashville, TN

96 MAR 22 AM 9:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0162736
IDENTIF. & REFERENCE

[redacted]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever, it covenants that it is lawfully seized and possessed of said real estate in fee simple, has

a good right to convey it, and that the same is unencumbered except for taxes for 1996, assumed and to be paid by Grantee, sanitary sewer and/or storm drainage easement of record in Book 6548, page 116, Register's Office for Davidson County, Tennessee, and matters as shown on survey of Cherry Land Surveying Inc., R. Scott Cherry, RLS TN #1512, dated December 6, 1995, revised March 20, 1996.

IT FURTHER COVENANTS AND BINDS itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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WITNESS our hands this 21st day of March, 1996.

D & S PROPERTIES, a Tennessee general partnership

By: Daniel T. Leech
Daniel T. Leech, Partner

BY: Sarah Leech
Sarah Leech, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority a Notary Public of the State and County aforesaid, personally appeared Daniel T. Leech and Sarah Leech, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of D & S. Properties, a Tennessee general partnership, the within named bargainor, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themself as all partners.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 21st day of March, 1996.

NOTARY PUBLIC

Commission expires: 9/26/98

EXHIBIT A

Land lying in Nashville, Davidson County, Tennessee, being part of Lots 9, 11 and 13 and all of Lots 10, 12 and 14 on the Plan of White & Rucker's Subdivision of part of Lot 9 on Lewis Plan, of record in Plat Book 57, page 129, Register's Office for Davidson County, Tennessee, together with a portion of a 10 foot alley known as Alley No. 2055 as closed by Metropolitan Council Bill No. 084-431, and a portion of a 10 foot alley known as Alley No. 2056 as closed by Metropolitan Council Bill No. 089-855, as described according to a boundary survey by Cherry Land Surveying, Project No. 95316, dated December 6, 1995, revised March 20, 1996, and being more particularly described as follows:

Beginning at an iron rod in the westerly right-of-way line of Rucker Avenue, said rod being the northeasterly corner of the tract herein described and the southeasterly corner of B & H Demolition of record in Deed Book 6116, page 930; thence, with said right-of-way, South 11 deg. 45' 00" East, 150.03 feet to an iron rod; thence, South 06 deg. 26' 32" East, 5.19 feet to an iron rod set; thence, leaving said right-of-way and bisecting Alley No. 2056, South 80 deg. 51' 12" West, 293.72 feet to an iron rod set in the easterly right-of-way of Fessler's Lane; thence, with said right-of-way, North 05 deg. 27' 56" East, 160.06 feet to an iron rod, the southwesterly corner of Robert D. Moles, of record in Deed Book 9143, page 346; thence, leaving said right-of-way, North 80 deg. 51' 12" East, 247.92 feet to the point of beginning.

Being the same property conveyed to D & S Properties, a Tennessee General Partnership, by deed from Louis A. McRedmond and wife, Edith K. McRedmond, of record in Book 6523, page 871, Register's Office for Davidson County, Tennessee, and by the closing of Alley No. 2055, Metro Council Bill No. 084-431 and Alley No. 2056, Metro Council Bill No. 084-855.



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

RECEIVED OF _____

FOR _____

BOOK 9987 PG 375

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 152500.00
CON TX 564.25
PRFEE 1.00
WDEED 12.00
TOTAL 577.25
CHECK 577.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1252

0162736
IDENTIF. & REFERENCE

96 MAR 22 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019291