WARRANTY DEED

BOOK 10013 PG 468

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
9th DAY OF April 19 96

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A.I. VENTURES, INC.	SAME	Map 61-7
(NAME)	(NAME)	
6266 Lickton Pike		Parcel 192
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, H. T. Cobb, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A.I. VENTURES, INC., A DELAWARE CORPORATION

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

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 18, Block A, on the Map of Broadmoor, of record in Book 547, pages 161 and 162, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to H. T. Cobb, Jr. by Deed of record in Book 7824, page 114, and Book 5054, page 129, Register's Office for Davidson County, Tennessee.

Said property was originally conveyed to H. T. Cobb, Jr. and wife, Sarah L. Cobb, by deed from Romie Miller, Jr. and wife, Doris M. Miller, by deed of record in Book 5054, page 129, Register's Office for Davidson County, Tennessee. H. T. Cobb, Jr. and wife, Sarah L. Cobb, subsequently quitclaimed the property to H. T. Cobb, Sr. in Book 5080, page 501, and subsequently H. T. Cobb, Jr. as Executor of the Estate of H. T. Cobb, Sr. quitclaimed the property to H. T. Cobb, Jr. in Book 7824, page 114, Register's Office, Davidson County, Tennessee.

Book 5080, page 501, and Book 7824, page 114, incorrectly described the property as the easterly 50 feet of Lot 19 and should have been the easterly 50 feet of Lot 18; therefore, Sarah L. Cobb and H. T. Cobb, Jr. as Executor of the Estate of H. T. Cobb, Jr. joins in this conveyance for the purpose of vesting any and all interest in the property to the Grantee herein.

unimproved ( )
improved (X) property, known as 1017 Maplewood Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 9th day of April 19 96

H. T. Cobb, Jr.

Sarah L. Cobb
SARAH COBB

H. T. Cobb, Jr. Executor
H. T. COBB, JR., EXECUTOR OF THE ESTATE OF H. T. COBB, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10013 PG 469

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. T. Cobb, Jr. and Sarah L. Cobb

the bargainor _____, with whom I am personally acquainted or proved to me on 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 GOODLETTSVILLE, Tennessee, this 9th day of April 19 96

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

96 APR 12 AM 10:43

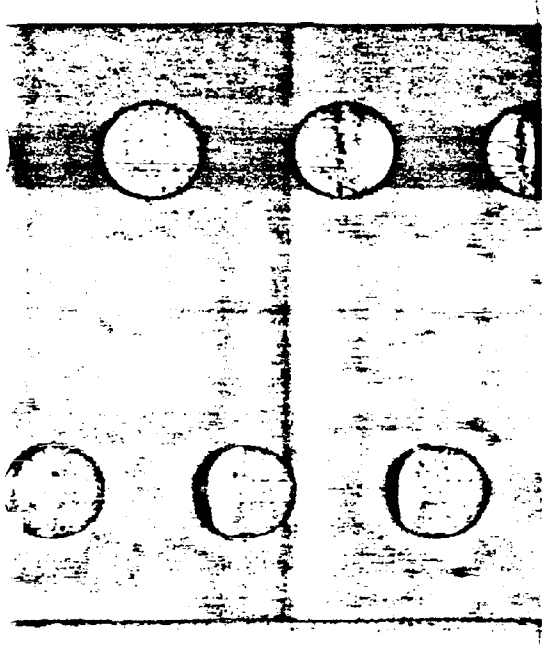
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

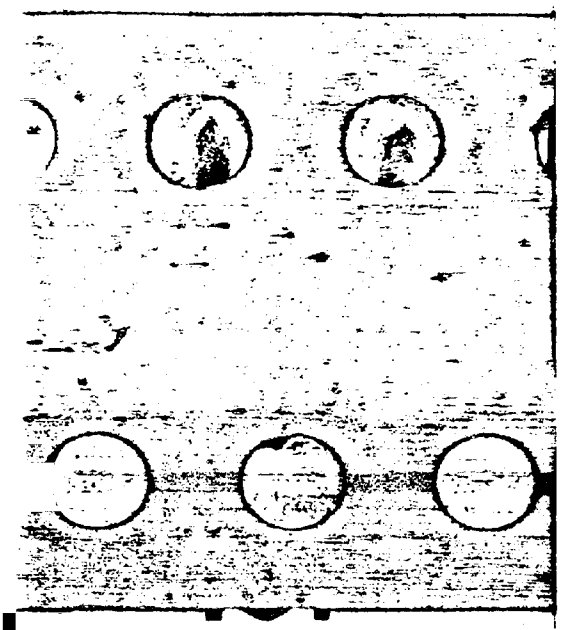
MAIL ENV.

9694 04/12 0101 03CHECK 157.00

01 70593

IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10013 PG 470

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

04/12/96 01 10:46 0001 9684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170593
IDENTIF. ▲ REFERENCE

96 APR 12 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027649