This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
315 Deadrick Street, Suite 105
Nashville, TN 37238
00278189, Box 35

BOOK 10013 PG 610

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
909 Properties c/o Vern Dant 909 18th Avenue South Nashville, TN	Owner	Map 92-16 Parcel 318

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by 909 Properties, and other good and valuable considerations accepted as cash, the receipt of and sufficiency of which are hereby acknowledged, Bret Michaels, unmarried, has this day bargained and sold, and does hereby transfer and convey unto the said 909 Properties, a Tennessee Joint Venture comprised of William S. Robinson and Vern Dant, Joint Venturers, the Grantee herein, its heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Second Plan of O. B. Hayes's Small Lots, as fo record in Plan Book 1, Page 81, Chancery Court at Nashville.

Said Lot No. 152 fronts 50 feet on the westerly side of 18th Avenue South and runs back between parallel lines 150 feet to an alley.

The above described property was conveyed to Bret Michaels, by Deed from Senior Care Services, LLC Conservator for the Estate of Frank Jack Patton, Conservatorship and William J. Patton, Executor of the Estate of Frank Jack Patton, deceased and sole heir at law, of record in Book 9780, page 747, Register's Office for Davidson County, Tennessee.

96 APR 12 PM 12:11
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0170664
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 11TH day of April, 1996.

Notary Public

My Commission Expires: 11-10-97

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

909 18th Avenue South, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns, forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for 1996, which are not yet due and payable.

I FURTHER COVENANT AND BIND myself, mys (successors), heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs 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.

WITNESS my hand this the 11th day of April, 1996.

BRET MICHAELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Bret Michaels, 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.

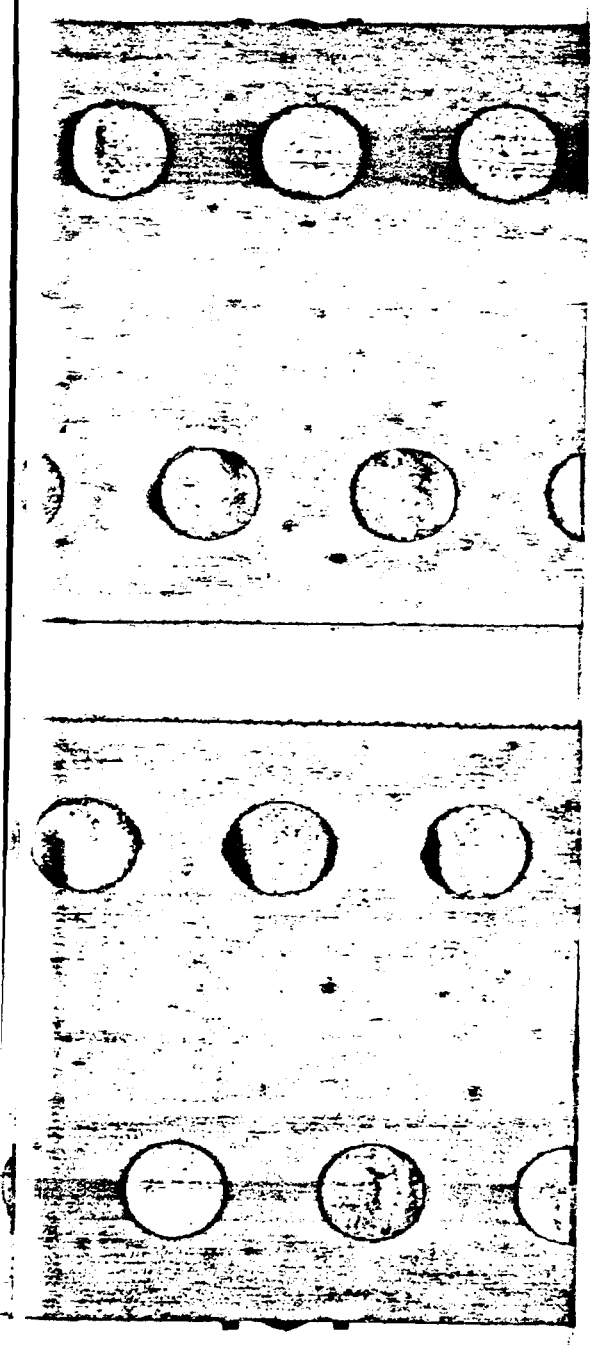
WITNESS my hand and seal, at office in Nashville, Tennessee, this 11th day of April, 1996.

Notary Public

My commission expires:

11-10-97

9768 04/12 0101 03CHECK 804.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10013 PG 612

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
215000.00
CON TX 795.50
PRFEE 1.00
WDEED 8.00
TOTAL 804.50
CHECK 804.50

04/12/96 01 12:14 0001 9768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01706664
IDENTIF. ↑ REFERENCE

96 APR 12 PM 12:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027731