FILE NO. 34429
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH 19 96

Notary Public

MY COMMISSION EXPIRES: 11/2/98
(AFFIX SEAL)

BK 10017 PG 601

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AFFILIATED BUILDING SERVICES, INC. (NAME)	S A M E (NAME)	67-127
5034 Thoroughbred Lane, #A (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13D 51658 67-107
Brentwood, TN 37027 (CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	13D 50305

FOR AND IN 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, MADOLINE FARMER LAVOI and husband,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AFFILIATED BUILDING SERVICES, INC.

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:

SEE ATTACHED LEGAL DESCRIPTION

96 APR 15 PM 3:26

IDENTIFICATION REFERENCE 0172054

BEING the same property conveyed, as to Tract 8, to Madoline Farmer Lavoi by deed from Thelma Farmer Prentice of record in Book 9088, page 582, and by deeds of record in Book 9049, page 728, Book 7532, page 121, Book 5264, page 706, Book 7532, page 129, Book 4904, page 840, Book 7532, page 125, Book 4960, page 909, Book 4904, page 838, Book 7532, page 121 and by Decree of the Chancery Court of Hardin County, Tennessee recorded in Book 4879, page 327, all of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Madoline F. Lavoi, as to Tracts 9 and 10, by deed from Winder Gillespie Buchanan, III and wife, Peggy M. Buchanan of record in Book 7922, page 919, Register's Office for Davidson County, Tennessee. The properties conveyed herein are subject to that certain letter from the Metropolitan Codes Department of record in Book 7994, pages 970 and 971, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 4950 and 4966 Old Hickory Boulevard, Nashville, TN 37218
(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 our hand s this 28th day of March, 19 96

Madoline F. LaVoi
MADOLINE FARMER LAVOI

Samuel J. LaVoi
SAMUEL J. LAVOI

STATE OF TENNESSEE }
Davidson County }

BOOK 10017 PG 602

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named MADOLINE FARMER LAVOI and husband, SAMUEL J. LAVOI

the bargainor s, with whom I am personally acquainted, (or 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 28th day of March, 19 96

Commission Expires 11/28/98

_____ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

LAND in Davidson County, Tennessee, described as follows:

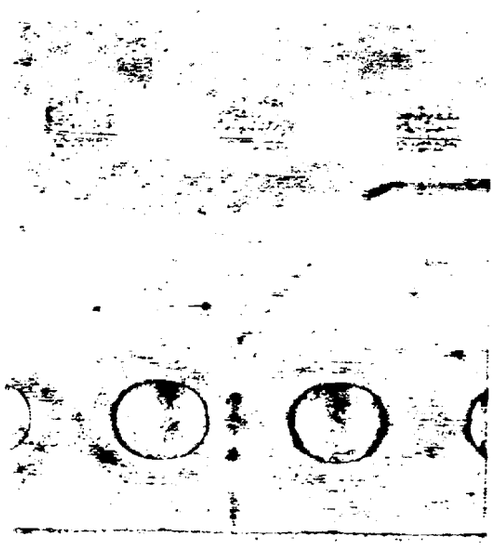
TRACT No. 8 begins at an iron pin in the easterly margin of Old Hickory Boulevard, said iron pin being located in the common corner between Tract No. 8 and Tract No. 9; thence north 86 deg. east 718.97 feet to an iron pin; thence south 36 deg. 1' east 328.79 feet to an iron pin; thence north 89 deg. 55' west 895.38 feet to an iron pin located in the easterly margin of Old Hickory Boulevard; thence along said margin north 4 deg. west 211.14 feet to the point of beginning, said tract containing 4.45 acres, more or less.

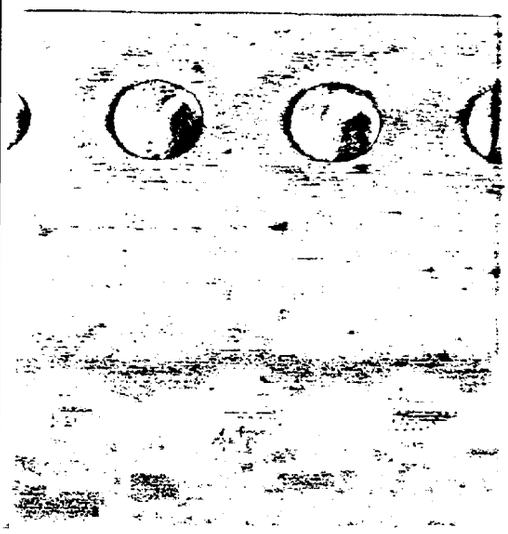
BEING Tract Nos. 9 and 10 of the Edie I. Bateman Farmer heirs lands, in the 13th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Johes & Moore Company, Inc., Dickson, Tennessee, dated March 21, 1975, as follows:

SAID Tract No. 9 begins at an iron pin on the easterly margin of Old Hickory Boulevard, said point being located north 4 degrees 00 minutes west 421.14 feet from the northerly boundary of the property conveyed to Leonard Barns of record in Book 2876, page 300, Register's Office for said County; thence with the common line between Tract No. 8 and Tract No. 9 north 86 degrees 00 minutes east 718.97 feet to an iron pin; thence north 65 degrees 0 minutes 30 seconds west 718.97 feet to an iron pin in the southeasterly margin of Old Hickory Boulevard; thence around a curve to the left having a radius of 718.97 feet, a distance of 363.84 feet to the point of beginning, said tract containing 3.00 acres, more or less.

SAID Tract No. 10 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said point being the common corner of Tracts No. 9 and 10; thence south 65 degrees 00 minutes 30 seconds east 718.97 feet to a poin in the common corner of Tract 9 and 10 and in the southwesterly boundary of Tract 11; thence north 36 degrees 01 minutes west 718.97 feet to the southerly margin of Old Hickory Boulevard; thence along a curve to the left having a radius of 718.97 feet a distance of 363.84 feet to the point of beginning, said tract containing 3.00 acres, more or less.

304.93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10017 PG 604

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MG	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

[illegible]AMT	739[illegible]00
[illegible]TA	[illegible]93
[illegible]	1.00
[illegible]REED	12.00
[illegible]TAL	304.93
[illegible]REDIT	304.93

[illegible]/96 [illegible] 15:26 0001 1245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172054
IDENTIF. # REFERENCE

96 APR 16 PM 3:26

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

No. 1029200