THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

DEED OF EXCHANGE

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Beverly Douglas, Trustee 3706 Central Avenue Nashville, Tennessee 37205	Same	Map 104-9 Par 17

THIS DEED OF EXCHANGE made this 6th day of May, 1996, by and between LAWRENCE D. BROOKS and JUANITA B. DOSSEY, d/b/a JBL Properties, herein called Grantor, and Beverly Douglas, Trustee, herein called Grantee.

RECITALS:

WHEREAS, the Grantor and Grantee have heretofore entered into a certain Exchange Agreement whereby Grantor agreed to convey the herein described property as part of a tax-deferred exchange transaction pursuant to Section 1031 of the Internal Revenue Code; and

WHEREAS, pursuant to the aforesaid Exchange Agreement, the Grantee designated a certain Trustee to facilitate the therein described tax-deferred exchange; and

WHEREAS, pursuant to the aforesaid Exchange Agreement, the Grantor authorized the Trustee to acquire the property and the Grantee authorized the consideration paid for the herein described property to be paid to the Trustee and applied to Replacement Property to be designated by Grantor; and

WHEREAS, the Grantor now desires to complete the transfer of the herein described property to Grantee pursuant to the aforesaid Exchange Agreement.

NOW THEREFORE, and in consideration of cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JBL Properties, a Virginia General Partnership, composed of Lawrence D. Brooks and Juanita Brooks Dossey, General Partners**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Beverly Douglas, Trustee**, hereinafter called the Grantee, his 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 Lot No. 1 on the Resubdivision of Lots 235, 236, 237, and 238, on the Plan of Richland Realty Co.'s Second Subdivision, of record in Book 6200, page 762, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to JBL Properties, a partnership, by deed from Paschal H. Brooks and wife, Laura M. Brooks, of record in Book 7498, page 884, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to JBL Properties, a Virginia General Partnership, composed of Lawrence D. Brooks and Juanita Brooks Dossey, General Partners, by Quitclaim Deed from JBL Properties, a Virginia General Partnership, composed of Lawrence D. Brooks and Juanita Brooks Dossey, General Partners, of record in Book 7932, page 798, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

This is improved property known as 3706 Central Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness our hands this 6th day of May, 1996.

JBL PROPERTIES, A VIRGINIA GENERAL PARTNERSHIP

BY: _____
Lawrence D. Brooks

BY: _____
Juanita Brooks Dossey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Lawrence D. Brooks and Juanita Brooks Dossey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be a partner of JBL Properties, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as such partners. Witness my hand and official seal at office in Nashville, Tennessee, on this 6th day of May, 1996.

_____
Notary Public

ROBERT E. SCRUGGS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/24/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 6th day of May, 1996.

_____
Notary Public

My Commission Expires:

5/24/97

IDENTIF. ↑ REFERENCE

96 MAY -7 AM 8:53
FELIX Z. NIELSCHIO REGISTER
DAVIDSON COUNTY, TN.

96 MAY 07 01:01 03CHECK 2451.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10041 PG 997

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	660000.00
			CON TX	2442.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2451.00
			CHECK	2451.00
05/07/96	01		08:59 0001	8834

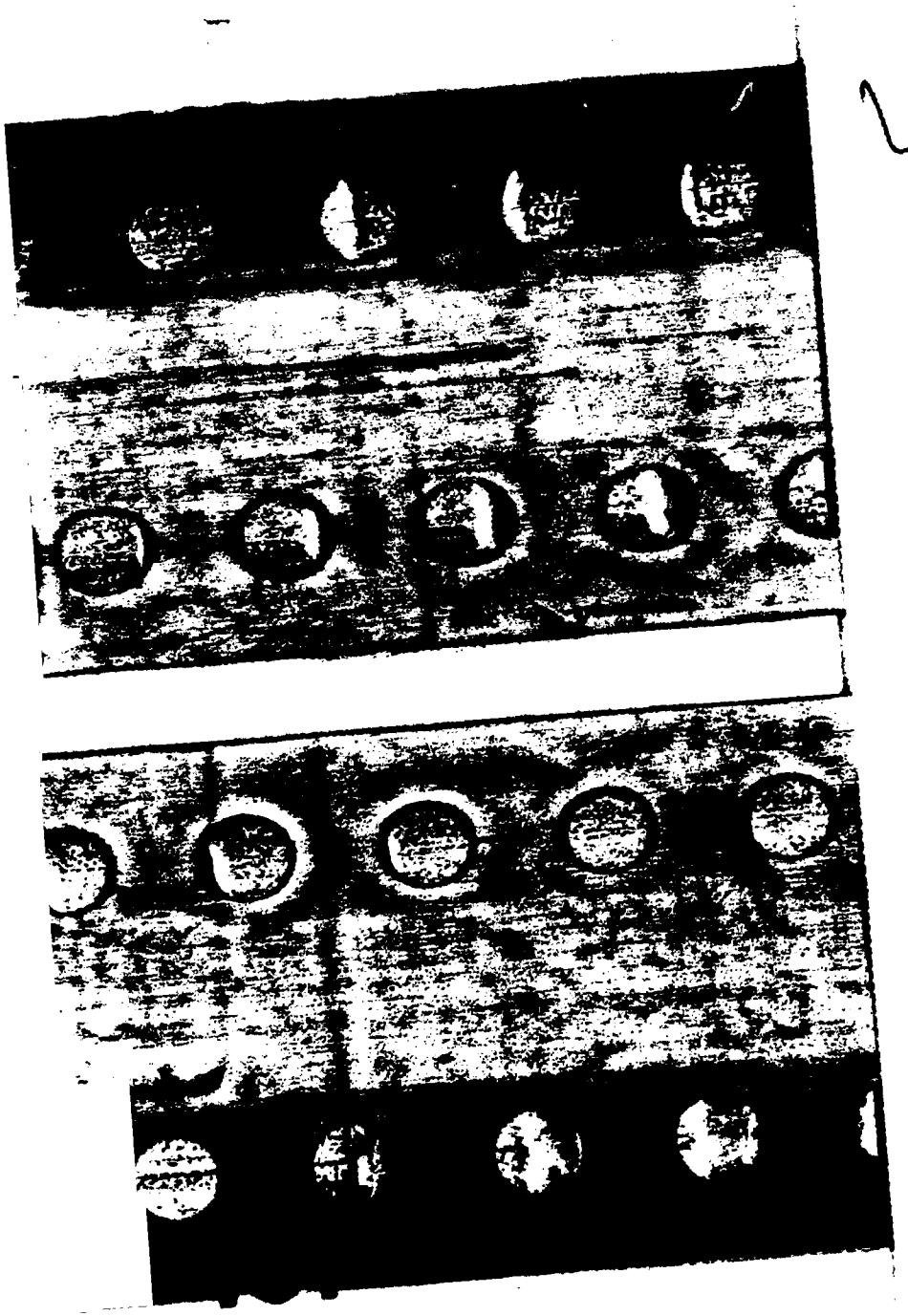
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179237
IDENTIF. ↑ REFERENCE

96 MAY -7 AM 8: 53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

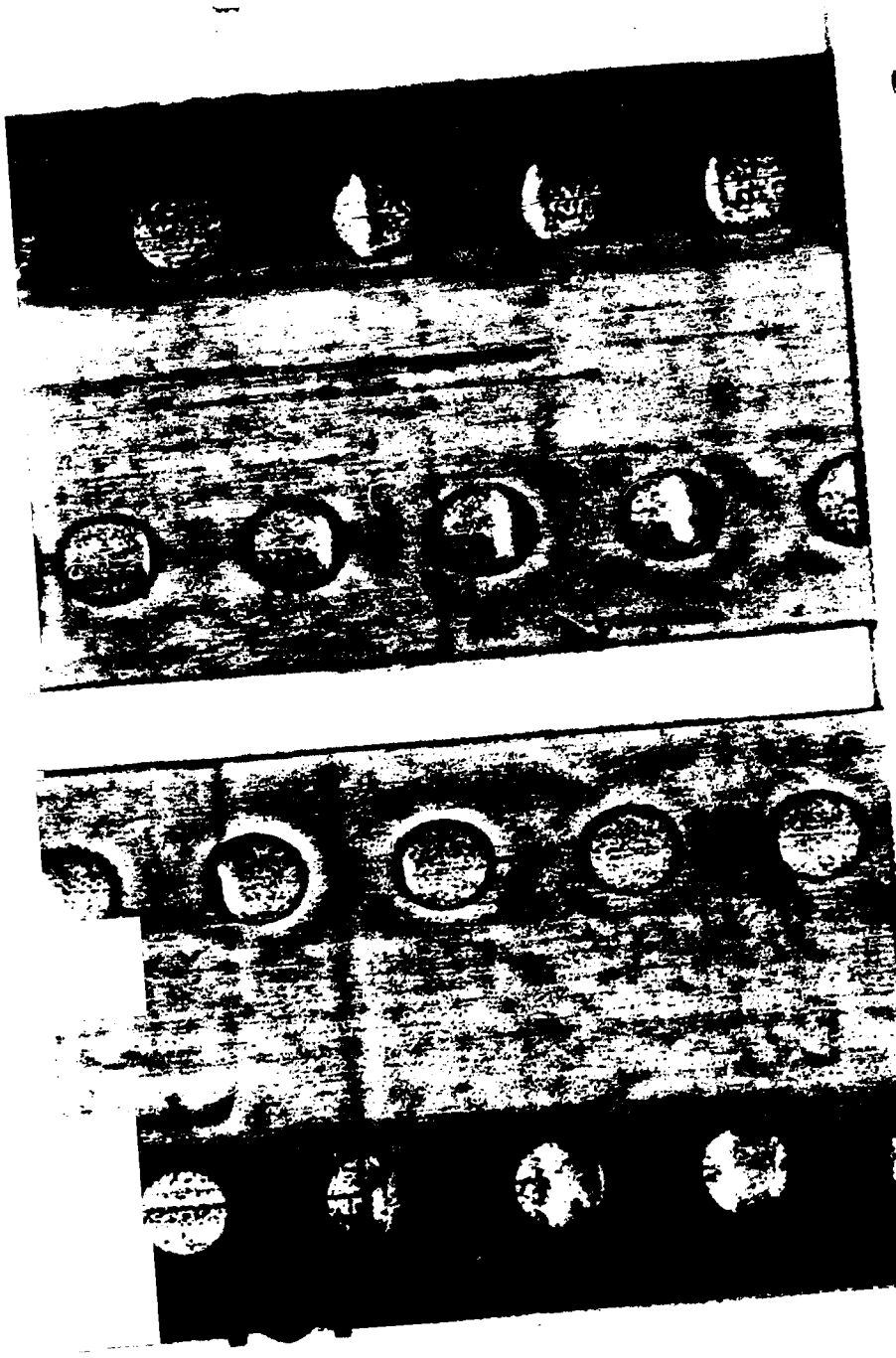
No. 103684?



VOID

BOOK 10041 PG 998

BOOK 10041 PG 999



VOID

BOOK 10041 PG 998

BOOK 10041 PG 999