This instrument was prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BK 10046 PG 227

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Melvin Weber Enterprises, Inc. 1215 Knox Valley Drive Brentwood, TN 37027	Same	71-14-5

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Vincent Scalf and wife, Monica Scalf, have this day bargained and sold, and do hereby transfer and convey to the said Melvin Weber Enterprises, Inc, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lots Nos. 31 and 32 on the Map of Weakley & Dodd's Subdivision of Lot No. 17 of the Brooklyn Plan of Lots, as of record in Book 57, page 126.
>
> Said lots adjoin and front together 167.5 feet on the northerly side of Highview Street or Avenue, now known as Fern Street, and run back between lines, 150 feet on the westerly line of Lot No. 32 and 173.5 feet on the easterly line of Lot No. 31, along the west line of an alley, to another alley in the rear on which they measure 70-1/2 feet.
>
> Being the same property conveyed to Vincent Scalf by deed from Hoover H. Vanatta, Jamye L. Carney and J. C. Driver, of record in Book 9169, page 252, said Register's Office.

This is improved property known as 121 Fern Street, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Melvin Weber Enterprises, Inc., its successors and assigns, forever.

And we, Vincent Scalf and wife, Monica Scalf, do covenant with the said Melvin Weber Enterprises, Inc. that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as above stated and for the 1996 real estate taxes which have been prorated and assumed by the grantee.

And we, Vincent Scalf and wife, Monica Scalf, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Melvin Weber Enterprises, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 9TH day of May, 1996.

BOOK 10046 PG 228

VINCENT SCALF

MONICA SCALF

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vincent Scalf and wife, Monica Scalf, the within named bargainors, 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, at office, this 9th day of May, 1996.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $15,000.00.

AFFIANT

Subscribed and sworn to before me, this 9th day of May, 1996.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

IDENTIF. ↑ REFERENCE

96 MAY 10 AM 8:46

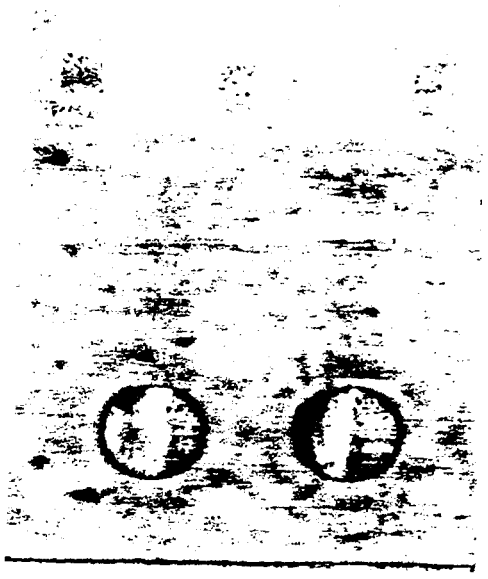
PICK-UP

MEDIA TAX 54.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

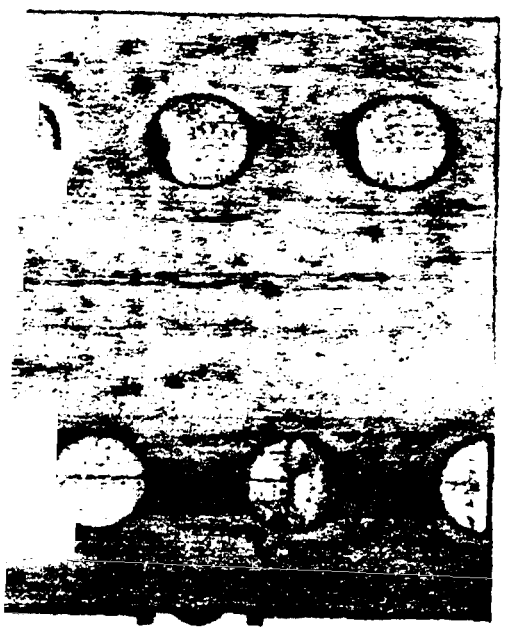
BOOK 10046 PG 229

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	15000.00
CON TX	55.50
PRFEE	1.00
MOSEC	8.00
TOTAL	64.50
CHECK	64.50

05/10/96 01 08:48 0001 0242



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180517
IDENTIF. ← REFERENCE

96 MAY 10 AM 8:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1038229