10062 pg 223

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

BLC INVESTMENTS, INC., A TENNESSEE CORP.
Box 68044
Nashville Tenn 37206

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 91-08, PARCELS 278.01, 278.02, 278.03, 278.04 AND 278.05

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $210,000.00.

AFFIANT

Subscribed and sworn to me, this the 26th day of JANUARY, 1996.

Notary Public
My commission expires: 11/27/1999

96 MAY 28 AM 10:47
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0185571
IDENTIF. ↑ REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, LELAND D. WATTS, a married man, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said BLC INVESTMENTS, INC., A TENNESSEE CORPORATION, hereinafter referred to as GRANTEE, ITS successors and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is ___improved property known as 4101, 4103 AND 4105 ALBION STREET, AND 930 AND 932 N. 42ND AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, ITS successors 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 to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, ITS successors and assigns, against the lawful claims of all persons.

WINNIFRED A. WATTS, wife of the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS OUR HANDS this 26th day of JANUARY, 1996.

LELAND D. WATTS

WINNIFRED A. WATTS, BY HER ATTORNEY IN FACT, LELAND D. WATTS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELAND D. WATTS, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26th day of JANUARY, 1996.

notary public

My commission expires: My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELAND D. WATTS, to me known to be the person who executed the foregoing instrument in behalf of WINIFRED A. WATTS and acknowledged that HE executed the same as the free act and deed of the said WINNIFRED A. WATTS, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 26th day of January, 1996.

Notary Public

My Commission Expires: My Commission Expires NOV. 27, 1999

EXHIBIT 'A'

TRACT NO. 1: LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 7, 8, and 9 of the Clifton Plan, of record in Book 3500, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING MAP 91-8, PARCEL 278.04 - 932 N. 42ND AVENUE

TRACT NO. 2: LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 7, 8, and 9 of the Clifton Plan, of record in Book 3500, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING MAP 91-8, PARCEL 278.05 - 930 N. 42ND AVENUE

TRACT NO. 3: LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 7, 8, and 9 of the Clifton Plan, of record in Book 3500, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING MAP 91-8, PARCEL 278.03 - 4105 ALBION STREET

TRACT NO. 4: LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lots 7, 8, and 9 of the Clifton Plan, of record in Book 3500, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING MAP 91-8, PARCEL 278.02 - 4103 ALBION STREET

TRACT NO. 5: LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Lots 7, 8, and 9 of the Clifton Plan, of record in Book 3500, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING MAP 91-8, PARCEL 278.01 - 4101 ALBION STREET

BEING the same property conveyed to Leland D. Watts by Installment Deed from Sara S. Robin, of record in Book 9108, page 75, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

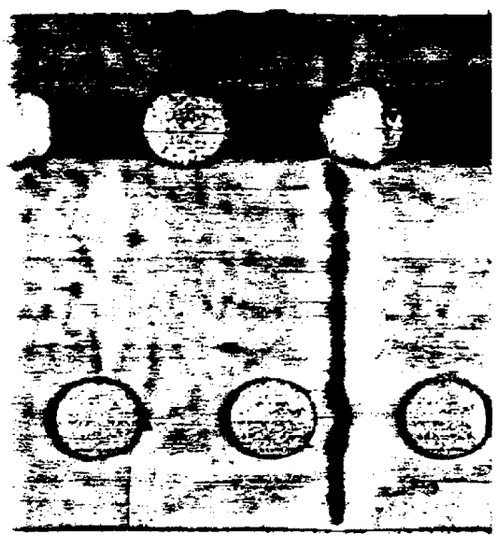
1. Real property taxes for 1996 and all future years.

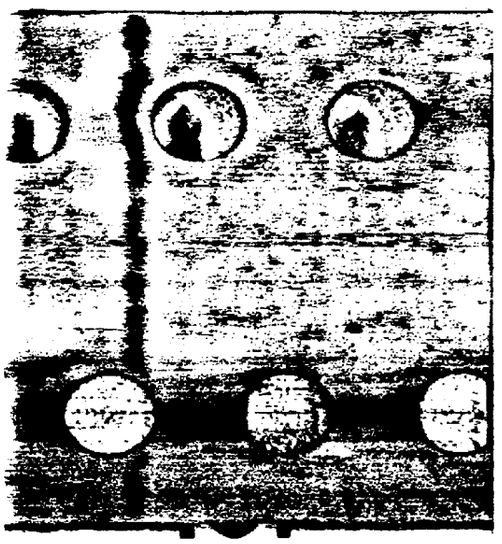
2. All matters set forth on the Plan of record in Book 3500, page 90, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. INSTALLMENT DEED from LELAND D. WATTS to GAY LISA LEVINE, Trustee, of record in Book 9108, page 75, said Register's Office, to secure to SARA S. ROBIN, the payment of one note dated SEPTEMBER 29, 1993, in the original principal amount of $95,500.00, due and payable as set forth therein.

4. Any and all other easements, restrictions, liens, encumbrances, as may be of record.

5766 05/28 0101 03CHECK 794.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10062 PG 227

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	
				210000.00
			CON TX	777.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	794.00
			CHECK	794.00
05/28/96	01		10:49 0001	5766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185571 IDENTIF. ↑ REFERENCE

96 MAY 28 AM 10:47

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1043686