Box 40-B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10088 PG 678

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

James T. Ralph
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF June, 1996

Bert Ward
NOTARY PUBLIC

My Commission expires: 8-10-97

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James T. Ralph (NAME)	James T. Ralph (NAME)	Map 61
301 Ben Allen Road (ADDRESS)	301 Ben Allen Road (ADDRESS)	Par. 17
Nashville, Tennessee. 37216 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37216 (CITY) (STATE) (ZIP)	12DZ-09100

Warranty Deed

For and in Consideration of the sum of $ 56,000.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

GEORGE E. THOMAS, JR., a single person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES T. RALPH

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

See attached legal description marked "EXHBIT A".

0193378
IDENTIF. & REFERENCE

96 JUN 17 PM 1:35
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

4219 06/17 0101 03CHECK 220.20

This is unimproved ( ) improved (X) property, known as 301 Ben Allen Road, Nashville, Tennessee. 37216
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 14th day of June, 19 96.

George E. Thomas, Jr.

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named George E. Thomas, Jr., the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of June, 1996.

My Commission expires:
8-10-97

Brett DeWitt
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____
Notary Public

"EXHIBIT A" BOOK 10088 PG 680

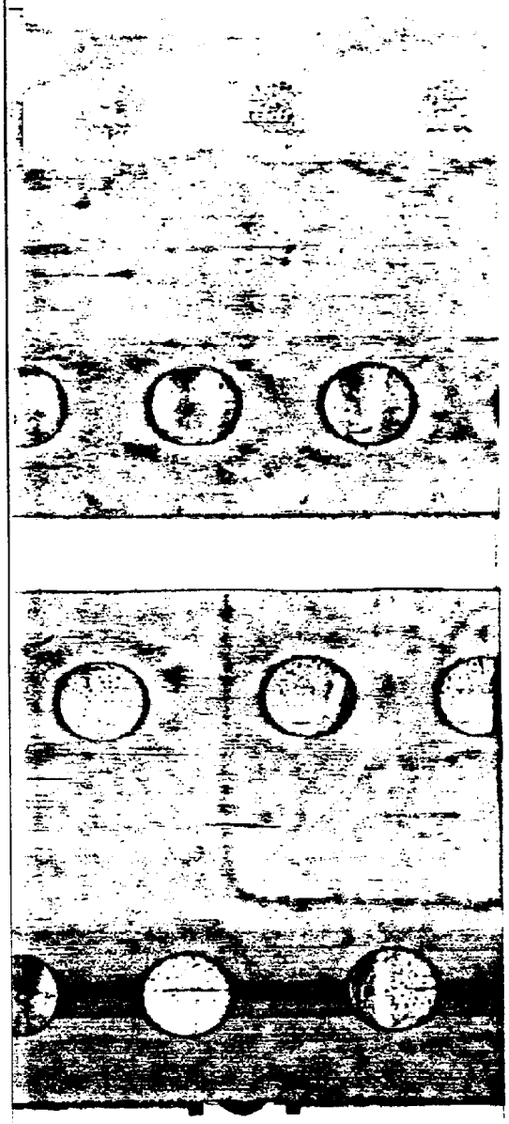
A tract of land, located in the 12th Civil District of Davidson County, Tennessee, bieng Tract Number Eleven as described according to a survey by Barry Greer and Associates, dated September 6, 1991, as follows:

Beginning at an iron pin set in the northeastern R.O.W. of Ben Allen Road, said pin being located 175.43 ft. as measured in an easterly direction along said R.O.W., from the intersection of said R.O.W. with the west boundary of Tract 1 as shown in the deed to David Hugh Thompson as of record in Book 2803, Page 559, R.O.D.C., Tennessee, and proceeding as follows:

Thence, leaving said R.O.W., North 05° 07' 38" East, a distance of 682.62 ft. to an iron pin; thence, South 89° 26' 36" East, a distance of 185.63 ft. to an iron pin; thence, South 00° 07' 27" West, a distance of 200.00 ft to an iron pin; thence, South 89° 52' 33" East, a distance of 31.00 ft. to an iron pin; thence, South 00° 07' 27" West, a distance of 215.00 ft. to an iron pin; thence, South 89° 52' 33" East, a distance of 86.80 ft. to an iron pin; thence, South 10° 41' 11" East, 370.67 ft. to an iron pin; thence, South 37° 55' 57" West, a distance of 182.54 feet to an iron pin set in said R.O.W. of Ben Allen Road; thence, with said R.O.W., North 52° 04' 03" West, a distance of 342.74 ft. to an iron pin; thence, in a westerly direction, with a curve to the left having a radius of 576.17 ft., an arc distance of 60.65 ft. to the beginning and containing 5.686 acres, more or less, according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

And being part of the property conveyed to George E. Thomas, Jr. by deed from John A. Gupton, III, Successor Trustee of record in Book 8585, page 615, Register's Office for Davidson County, Tennessee.

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



RECEIVED OF _____

FOR _____

BOOK 10088 PG 681

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 56000.00
CON TX 207.20
PRFEE 1.00
WDEED 12.00
TOTAL 220.20
CHECK 220.20

06/17/96 01 13:38 0001 4219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193378
IDENTIF. A REFERENCE

96 JUN 17 PM 1:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052027

MUSIC CITY PP