Lot 31 LV

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Wallace Mitchell 1310 Dickson Road Goodlettsville, TN 37072	51-8-189	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Subsouth Properties, a Sole Proprietorship of Daniel R. Hightower (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Wallace Mitchell (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1-A on the Resubdivision of Lot No. 1 U-Haul Park Plaza, of record in Book 5190, page 414, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal discription.

Being the same property conveyed to Subsouth Properties, a Sole Proprietorship of Daniel R. Hightower by deed of record in Book 9535, page 279, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plan of Resubdivision of Lot No. 1 U-Haul Park Plaza, of record in Book 5190, page 414, Register's Office for Davidson County, Tennessee.

3. Non-Compete Agreement contained in instrument of record in Book 9535, page 279, Register's Office for Davidson County, Tennessee.

4. All zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to the property

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $243,000.00.

Affiant

Subscribed and sworn to before me this 26 day of June, 1996.

Notary Public
My Commission Expires: 3-27-99

0355707.01
043176-013 06/21/96

This is improved property located at 1016 S. Gallatin Road, Madison, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26 day of June, 1996.

Daniel R. Hightower

DANIEL R. HIGHTOWER, d/b/a AND SOLE PROPRIETOR OF SUBSOUTH PROPERTIES

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Linda L. Hackemeyer, Notary Public, Daniel R. Hightower d/b/a and sole proprietor of Subsouth Properties, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of June, 1996.

Linda L. Hackemeyer
Notary Public

My Commission Expires: 3/27/99

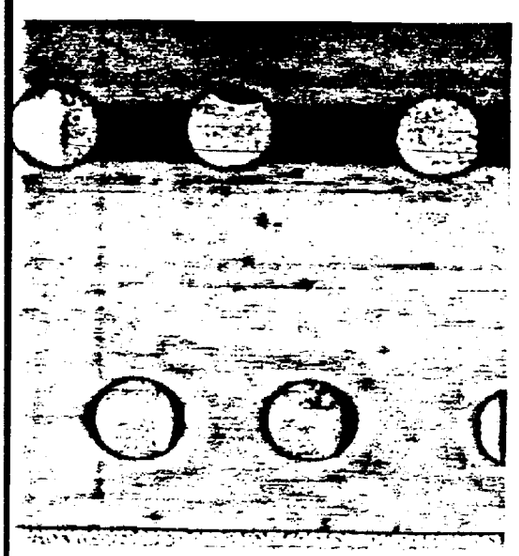
0197058
IDENTIFICATION REFERENCE

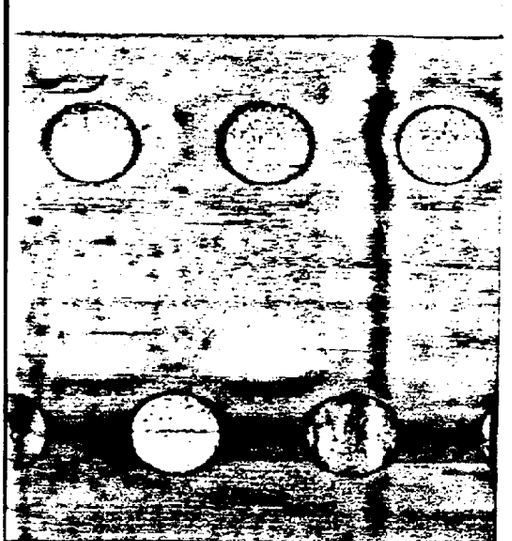
96 JUN 27 AM 8:07
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3159 06/27 0101 03CHECK 908-10

0355707.01
043176-013 06/21/96





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

RECEIVED OF _____

FOR _____

BOOK 10100 PG 67

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	243000.00
			CON TX	899.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	908.10
			CHECK	908.10
06/27/96	01	08:14	0001	8169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197058 IDENTIF. ↑ REFERENCE

96 JUN 27 AM 8:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1055926