2.15

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Randall L. Craft P.O. Box 90964 Nashville, TN 37209	NEW OWNER	Map 082-12-0 Parcel 165.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Walter H. Carter (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Randall L. Craft (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Leek's Subdivision of the Arthur Tract, as of record in Book 547, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 53 feet on the westerly side of Hart Avenue, and runs back between parallel lines with the northerly margin of Marina Street 170 feet to an alley.

Being the same property conveyed to Walter H. Carter by Warranty Deed from Rodney Wayne Davis and wife, Deborah C. Davis of record in Book 6351, page 944, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 400 Hart Avenue, Nashville, TN 37206.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $16,000.00.

Randall L. Craft
Affiant

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

E. Spruill
Notary Public

My Commission Expires 10-12-99

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of July, 1996.

Walter H. Carter

3335 07/10 0101 03CHECK 68.20

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter H. Carter, the bargainor with whom I am personally acquainted, or proved to me on 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 Nashville, Tennessee, this 9th day of July, 1996.

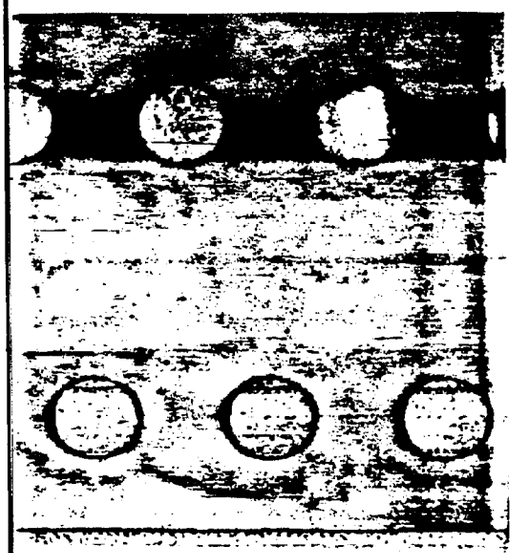
NOTARY PUBLIC

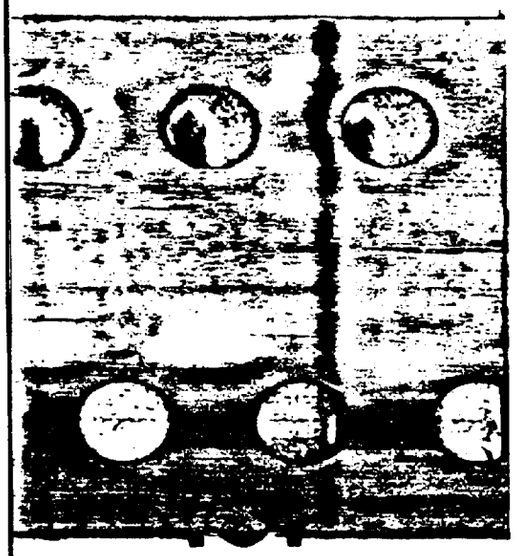
My Commission Expires: 10-12-99

J. E. SPRUILL NOTARY PUBLIC AT LARGE TENN.

0201855
IDENTIF. ↑ REFERENCE

95 JUL 10 AM 9:45





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

RECEIVED OF _____

FOR _____

BOOK 10115 PG 990

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 16000.00
				CON TX 59.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 68.20
				CHECK 68.20
			07/10/96 01	09:53 0001 3335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201855
IDENTIF. A REFERENCE

96 JUL 10 AM 9:45
REGISTER
DAVIDSON CO. TN.

No. 1061038