BOOK 10155 PG 434

268

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wilson Enterprises, Inc. 302 42nd Ave. North Nashville, TN 37209	NEW OWNER	Map 092-130 Parcel 412.00

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, C & G Investments, a Tennessee Partnership (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Wilson Enterprises, Inc., a Tennessee Corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Please see attached Exhibit .A. for legal description.

Being the same property conveyed to C& G Investments, a Tennessee Partnership by Warranty Deed from Freelander Financial Services Corporation of record in Book 7086, page 584, said Register's Office for Davidson County, Tennessee.

This description is 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 312 33rd Avenue, North, Nashville, Tennessee 37209.

6631 08/13 0101 03CHECK 57.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $12,000.00.

Affiant

Subscribed and sworn to before me this 12th day of August, 1996 .

Notary Public

My Commission Expires 1-24-98

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 successors 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 itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of August, 1996.

C & G Enterprises, a Tennessee partnership

BY: Ed Culver
Ed Culver

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ed Culver With whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of C & G Investments, the within named bargainor, a partnership, and that he as such partner executed the forgoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of August, 1996.

Notary Public

My Commission Expires: 1-24-98

Exhibit .A.

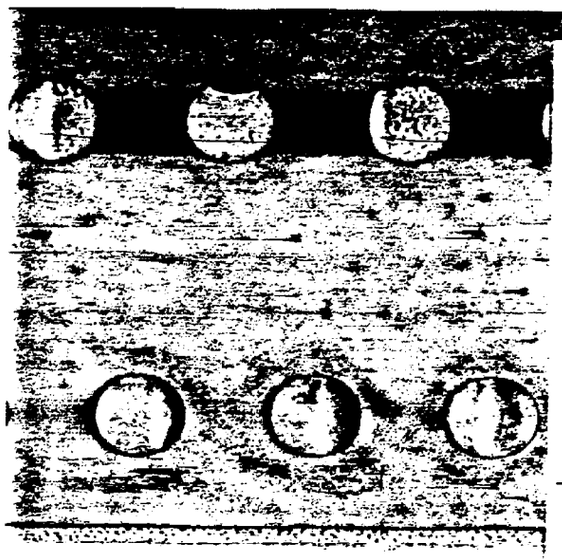
Land in Davidson County, Tennessee, being Lot No. 65 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate legal description.

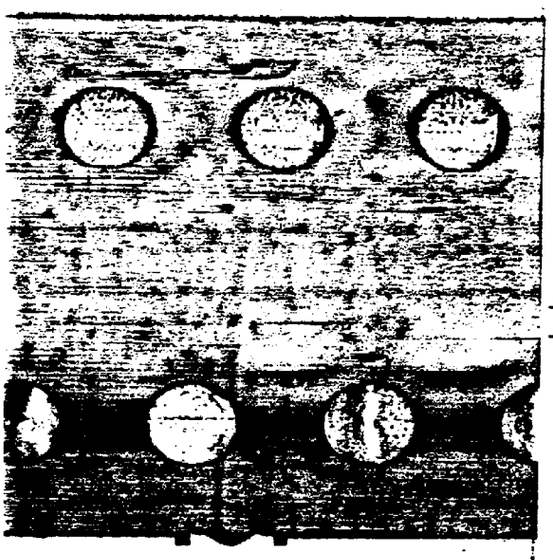
INCLUDED in the above description but expressly EXCLUDED therefrom is the following described property conveyed to the State of Tennessee by instrument of record in Book 6004, page 883, said Register's Office.

Beginning at the point of intersection of the south margin of Elkins Avenue and the west margin of an alley, being the northeast corner of this property and being Eastwardly along Elkins Avenue 140 feet from 12 feet to a point; thence with the proposed right-of-way on a 50 foot radius curve left; northwestwardly 18 feet, more or less, to a point; thence with said south margin, eastwardly 12 feet to the point of beginning and containing 72 square feet and being a portion of the property being Lot No. 65 on the Map of Hortense Place of record in Book 16, page 167, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to Dorris Donnell by deed from H.T. Arthur, Jr. and Patsy Sue A. Collins of record in Book 5532, page 897, Register's Office for Davidson County, Tennessee.

02144174
IDENTIF. & REFERENCE

96 AUG 13 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10155 PG 437

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
			CONT 12000.00 WDEED 12.00 MDTXD 44.40 PRFEE 1.00 TOTAL 57.40 CHECK 57.40	
08/13/96	01		CHECK 4631	
08/13/96	01		14:41 0001 6628	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Conv. amt	12,000.00
Conv. tax	44.40
Pr Fee	1.00
W Deed	12.00
TOTAL	57.40

0214174
IDENTIF. # REFERENCE

96 AUG 13 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CONT 11880.00-
VOID 0.00
WDEED 12000.00-
08/13/96 01 CHECK 0030
VOID 0.00
CHECK 12000.00-
08/13/96 01 TOTAL 0029
CONT

No. 10182