2 of 3

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
JanHamp Investments, Inc. 3730 Brandywine Drive Metairie, LA 70002	NEW OWNER	Map 093-100A Parcel 435.00Co

This instrument prepared by: Joseph V. Ferrelli, 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, Geistwhite Trust II, Carroll Bodenheimer, Trustee (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto JanHamp Investments, Inc., a Louisiana corporation (the "Grantee"), Grantee's successors and assigns, subject however, to a life estate conveyed herein to George P. Geistwhite II, 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 Geistwhite Trust II, Carroll Bodenheimer, Trustee by Quitclaim Deed from Ronald Allen Papler of record in Book 9857, Page 608, 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 435 2nd Avenue South, Nashville, Tennessee 37201.

0221095

IDENTIFICATION REFERENCE

96 SEP -4 PM 1:01

FELIX Z. NELSON REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

Herman Rubin
Affiant

Subscribed and sworn to before me this 3rd day of August, 1996.

Notary Public

My Commission Expires 1/20/98

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, subject however, to a life estate granted herein to George P. Geistwhite II, so long as he may live.

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 successors 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 14th day of August, 1996.

GEISTWHITE TRUST II

By: Carroll Bodenheimer, Trustee
Carroll Bodenheimer, Trustee

STATE OF LOUISIANA}
PARISH OF Jefferson}

Before me, the undersigned, a Notary Public of the State and Parish aforesaid, personally appeared Carroll Bodenheimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Geistwhite Trust II, the within named bargainor, a Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Jefferson, Louisiana; this 14th day of August, 1996.

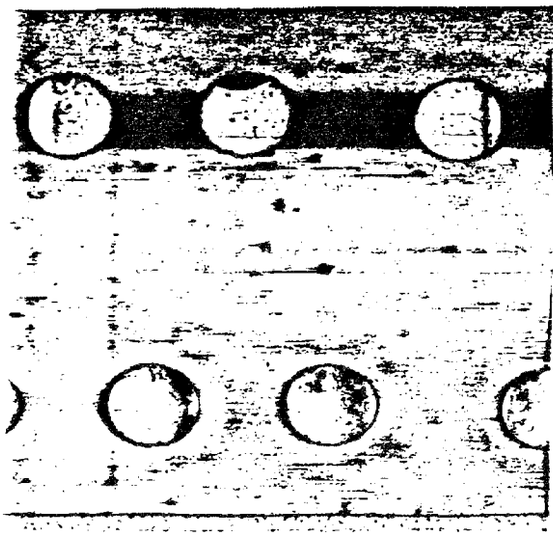
NOTARY PUBLIC

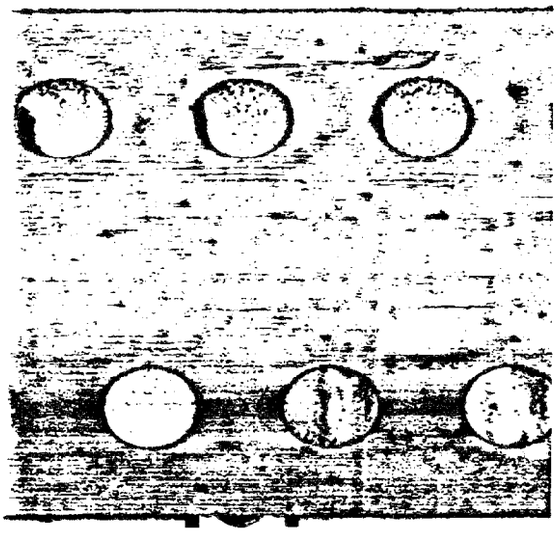
My Commission Expires: Upon my death

EXHIBIT "A"

Unit No. 435 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 8429, Page 169, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments property, co-owners and tenants of Howell Park, Condominiums, contained in the Master Deed and By-Laws appended hereto, recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

4029 09/04 0101 03CHECK 253.50





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

RECEIVED OF _____

FOR _____

BOOK 10177 PG 760

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 253.50
				CHECK 253.50
			09/04/96 01	13:03 0001 4029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221095
IDENTIF. # REFERENCE

96 SEP -4 PM 1:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026531