Address New Owner	Map-Parcel Numbers:
Paul J. Ketchel, Jr. 811 Wedgewood Avenue Nashville, Tennessee 37203	105-10-0 173.00 105-10-0 174.00 105-10-0 175.00
Send Tax Bills To:	Address of Mortgagee:
Same	Claude E. Blankenship 7000 Executive Center Drive Suite 310 Brentwood, Tennessee 37027
This instrument prepared by: Hooper & Hooper 109 Westpark Drive, Suite 410, Brentwood, Tennessee 37027	

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 considerations, the receipt and sufficiency of which are hereby acknowledged, Claude E. Blankenship (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Paul J. Ketchel, Jr. (the "Grantee") Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Claude E. Blankenship
Affiant

Subscribed and sworn to before me this 18 day of October, 1996.

David Hooper
Notary Public

My Commission Expires: 1/16/2000

DAVID T. HOOPER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

2. A deed of trust from Grantee to TRSTE, II, Inc. in the principal amount of $180,000.00 and of record at Book 10190, page 947, Register's Office for Davidson County, Tennessee.

This is improved real property, known as 811 and 813 Wedgewood Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, 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 himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18 day of OCTOBER, 1996.

GRANTOR: 1561 10/18 0101 03CHECK 827.00

Claude E. Blankenship

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DAVID T. HOOPER, a notary public in and for the aforementioned State and County, CLAUDE E. BLANKENSHIP, with whom I am personally acquainted, who verified that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this the 18 day of OCTOBER, 1996.

David Hooper
Notary Public

DAVID T. HOOPER NOTARY PUBLIC AT LARGE

My Commission expires: 1/16/2000

EXHIBIT "A"

TRACT ONE

Two tracts of land in Metropolitan Nashville, Davidson County, Tennessee, being a part of Lot No. 2 and all of Lots 3 and 4 on the plan of C.S. Caldwells Subdivision of Lot 105 Waverly Place Plan, not of record and being described according to a survey by Ragan-Smith-Murphy & Associates, Inc. dated October 14, 1985, as follows:

Beginning at an iron pin set at the intersection of the easterly right-of-way line of Beech Avenue and the original south right-of-way line of Wedgewood Avenue (formerly called Acklen Avenue) and being the northwesterly corner of Lot No. 4 on the above noted plan of C.S. Caldwells Subdivision; thence,

1. With the original southerly right-of-way line of Wedgewood Avenue with a curve to the right (radius 1106.0') southeasterly a distance of 86.83 feet to a tack in lead set and having a chord bearing and distance of S 89 degrees 08 minutes 38 seconds E, 86.807 feet; thence,

2. With the common line between Parcels (176) and (175) on Tax Map 105-10, S 3 degrees 23 minutes 07 seconds W, 152.75 feet to an iron pin set; thence,

3. N87 degrees 13 minutes 13 seconds W, 92.17 feet to an iron pin set on the easterly right-of-way line of Beech Avenue; thence,

4. With the easterly right-of-way line of Beech Avenue N 5 degrees 28 minutes 35 seconds E, 150.00 feet to the point of beginning and containing.

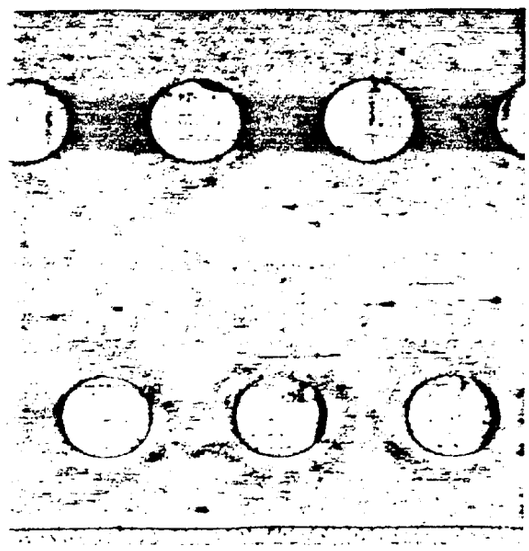
Being the same property conveyed to Blankenship and Conniff Partnership by Installment deed from Horace C. Pratt, unmarried, of record in Book 6715, page 965, Register's Office of Davidson County, Tennessee.

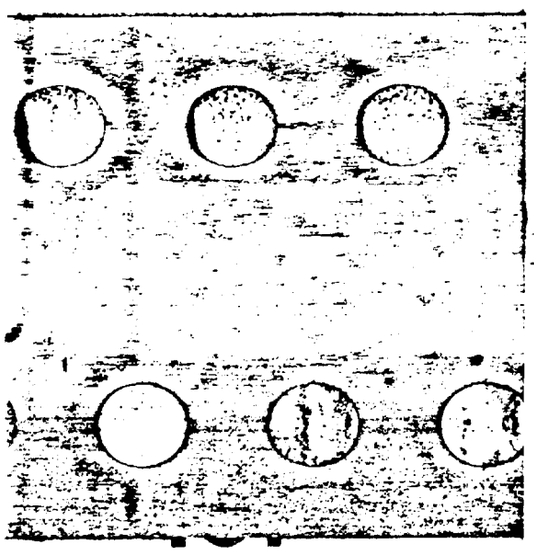
TRACT TWO

Being a part of lot number 105, in the Waverly Land Company's plan, which is recorded in the Register's Office of Davidson County, Tennessee, at Book 57, page 95; said part of lot 105 begins on the easterly margin of Beech Avenue, at a point 150 feet southerly from the southerly margin of Acklen Avenue, and running thence southerly with Beech Avenue, twelve and nine-tenths feet (12.9) to the corner of lot number 104 in said plan; thence eastwardly with the northerly line of said lot 104 one hundred fifty feet (150.0); thence northerly six and nine-tenths feet (6.9); thence westerly, in a straight line one hundred fifty feet (150.0) more or less, to the point of beginning.

Being a portion of the same property conveyed to Blankenship & Conniff Partnership by quitclaim deed from The Metropolitan Government of Nashville and Davidson County of record at Book 7777, page 562, Register's Office for Davidson County, Tennessee.

0237560
IDENTIF. ↑ REFERENCE
96 OCT 18 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 10229 PG 921

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	
				220000.00
			CON TX	814.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	827.00
			CHECK	827.00
10/18/96	01		14:08 0001	1561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237560
IDENTIF. ↑ REFERENCE

96 OCT 18 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1078570

No. [redacted]