This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Harry Stephen Avery 313 Windemere Woods Drive Nashville, Tennessee 37215	Same	117-4/201

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PAUL H. WRIGHT, unmarried, and SARA L. DENNIS, unmarried, as joint tenants with rights of survivorship ("GRANTORS") have bargained and sold, and by these presents do transfer and convey unto HARRY STEPHEN AVERY ("GRANTEE"), his successors, heirs and assigns, certain real estate in Nashville, Davidson County, Tennessee, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"), said real estate being described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Victoria Place, as shown on plat of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Said Lot No. 3 fronts 60.00 feet on the easterly margin of Belmont Boulevard and extends back between parallel lines, 160.00 feet to an alley.
>
> BEING the same property conveyed to GRANTORS, by deed of record in Book 7521, page 840, Register's Office for Davidson County, Tennessee.

This is improved property located at 2704 Belmont Blvd., Nashville, Tennessee 37212.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all matters shown on the aforementioned plat, and to property taxes for the current year which have been assumed and will be paid by GRANTEE.

Notwithstanding anything to the contrary contained herein, GRANTORS make no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title and interest thereto belonging to GRANTEE, his successors, heirs, and assigns, forever.

GRANTORS further covenant and bind themselves, their heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 1st day of November, 1996.

Paul H. Wright

Sara L. Dennis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named PAUL H. WRIGHT, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 1st day of November, 1996.

Joe Vaulx Crockett III
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named SARA L. DENNIS, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 1st day of November, 1996.

Joe Vaulx Crockett III
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 1996.

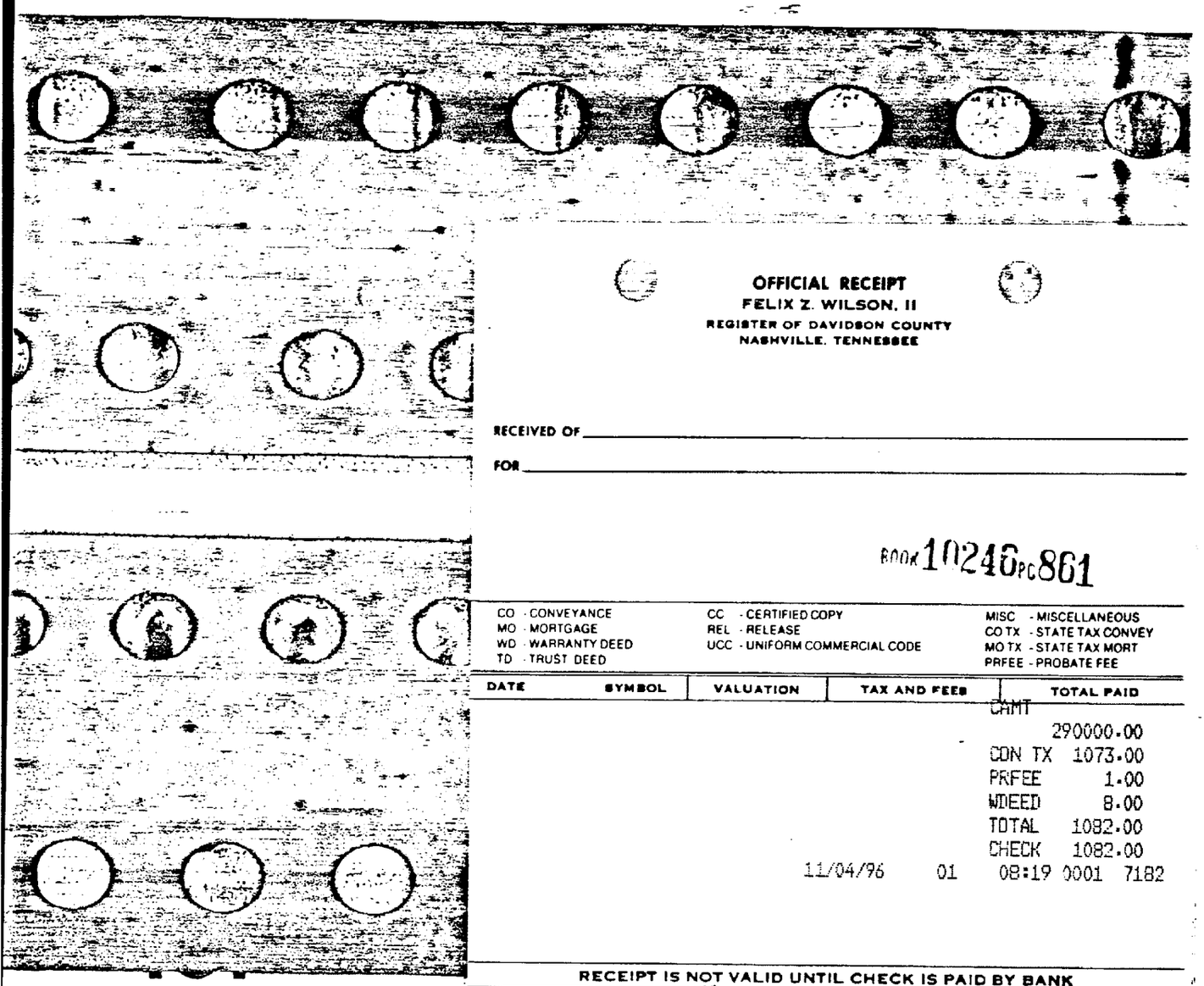
Joe Vaulx Crockett III
Notary Public
My Commission Expires: 3/22/97

02142747
IDENTIF. & REFERENCE

96 NOV -4 AM 8:18
FELIX Z. BRISTOW REGISTER
DAVIDSON COUNTY, TN.

7182 11/04 0101 03CHECK 1082.00

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

RECEIVED OF _____

FOR _____

BOOK 10246 PG 861

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	290000.00
			CON TX	1073.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1082.00
			CHECK	1082.00
11/04/96	01		08:19 0001	7182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242747
IDENTIF. & REFERENCE

96 NOV -4 AM 8:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1084116