WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Samuel Hambrick Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Hambrick, Sr. (NAME)	Same as new owner (NAME)	105-01-90.00
3209 Dove Place (ADDRESS)	(ADDRESS)	105-01-93.00
Nashville TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-01-94.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John B. Kohl, III and James A. Curley, Jr. and Charles T. Wehby and Vincent E. Wehby, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Hambrick, Sr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

0254000
IDENTIF. # REFERENCE

96 DEC -9 AM 11:01
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 907, 913 and 915 12th Avenue, South Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 3rd day of December 19 96

John B. Kohl, III

Charles T. Wehby

James A. Curley, Jr.

Vincent E. Wehby

BOOK 10284 PG 637

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 John B. Kohl, III and James A. Curley, Jr. and Charles T. Wehby and Vincent E. Wehby

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of December 19 96.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Commission expires My Commission Expires SEPT. 25, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

EXHIBIT "A"

PARCEL 1

LAND in Davidson County, Tennessee, being Lots Nos. 12, 13 and 18 on the Plan of Boyd's Ament Tract as of record in Book 21, page 83, Register's Office for said County.

SAID Lot No. 12 fronts 50 feet on the westerly side of 12 Avenue, South formerly Middle Franklin Pike and extends back 165 feet on the southerly line and 166.5 feet on the northerly line to an alley in the rear on which it measures 50 feet, more or less.

SAID Lot No. 13 fronts 50 feet on the westerly side of 12 Avenue, South formerly Middle Franklin Pike and runs back 165 feet on the north line and 163 1/2 feet on the south line to an alley and faces 50 feet more or less on said alley.

SAID Lot No. 18 fronts 43 feet on the westerly side of 12th Avenue, South, formerly Middle Franklin Pike, and runs back 163 1/2 feet on the north line and 162 feet on the south line to an alley, and fronts 42 feet, more or less, on said alley, and is immediately south of said Lot No. 13.

PARCEL 2

LAND in Davidson County, Tennessee, being the north 40 feet of Lot No. 19 on the Plan of Boyd's Ament Tract, as of record in Book 21, page 83, Register's Office for said County.

SAID part of said lot fronts 40 feet on the west side of 12 Avenue, South and runs back 162 feet on the north line and 160 feet on the south line to an alley in the rear on which it measures 40 feet.

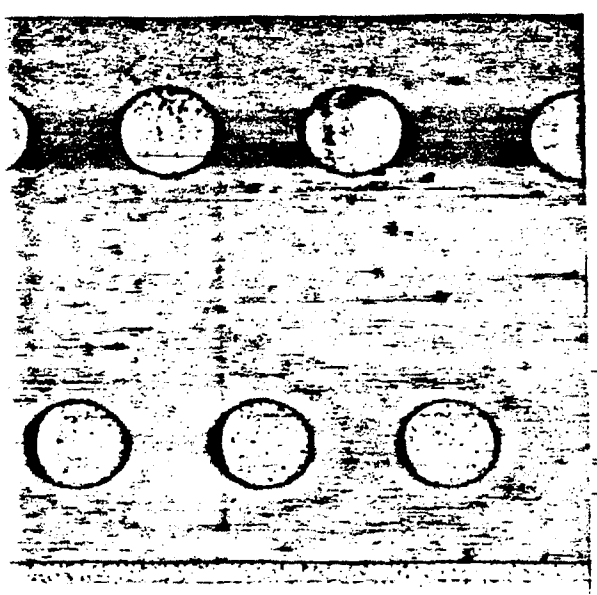
PARCEL 3

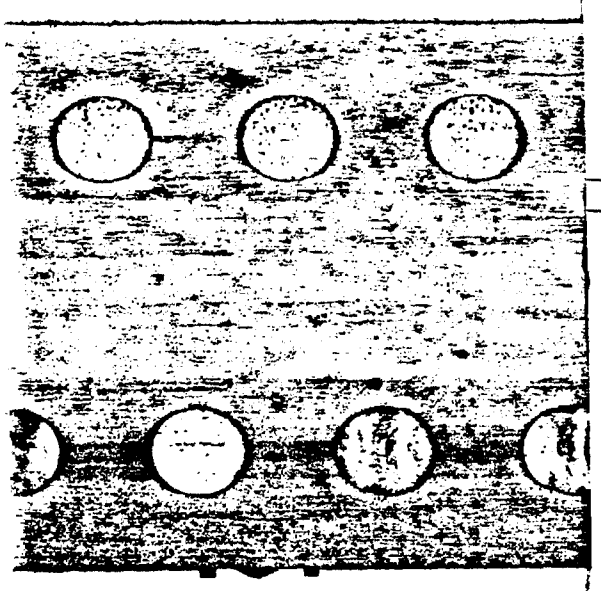
LAND in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 19 and the northerly 31 feet 3 inches of Lot No. 24, on the Plan of Boyd's Ament Tract, as of record in Book 21, page 83, Register's Office for said County.

SAID part of Lots Nos. 19 and 24 front together 41 feet 3 inches on the westerly side of 12th Avenue, South and run back between parallel lines 160 1/2 feet, more or less, to an alley.

Parcels 1, 2 and 3 being the same property conveyed to John B. Kohl, III, James A. Curley, Jr., Charles T. Wehby and Vincent E. Wehby, as tenants in common by deed from Evelyn M. Nolan, a widow, of record in Book 9565, page 602 and re-recorded in Book 9638, page 337, Register's Office, Davidson County, Tennessee.

3508 12/09 0101 03CHECK 845.50





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

RECEIVED OF _____

FOR _____

BOOK 10284 PG 639

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
225000.00
CON TX 832.50
PRFEE 1.00
WDEED 12.00
TOTAL 845.50
CHECK 845.50
12/09/96 01 11:03 0001 3508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254000
IDENTIF. ↑ REFERENCE

96 DEC -9 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1096149