THIS INSTRUMENT PREPARED BY J. Nathan Christison
9442 Old Smyrna Road
Brentwood, Tennessee 37027

BOOK 10309 PG 270

Warranty Deed

The Grantor(s), James Jones and Craig Raymer, Trustees of the 718 Hart Avenue Trust of the County of Davidson, and the State of Tennessee for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of the Tennessee Code Annotated;

Unto Terry F. Christison as Trustee, and not personally under the provisions of a trust agreement dated the 27th day of December, Nineteen Hundred and Ninety Six, known as The Hart Avenue Trust, the following described real estate in the County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Map of McNish Subdivision of the J.W. McFerrin 6 1/4 acre tract, as of record in Book 57, Page 129, Register's Office for said County.
>
> Said Lot No. 24 fronts 50 feet on the west side of Hart Avenue and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to James Jones and Craig Raymer, Trustees of the 718 Hart Avenue Trust by deed of record in Book 10244, Page 697, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 718 Hart Ave., Nashville, Tennessee 37206

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In NO CASE shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

In Witness Whereof, the said grantors have hereunto set their hands and seals this 27th day of December, 1996.

Signed, Sealed and Delivered in our Presence

BOOK 10309 PG 271

James Jones, Trustee for the 718 Hart Avenue Trust

Craig Raymer, Trustee for the 718 Hart Avenue Trust

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 James Jones, Trustee for the 718 Hart Avenue Trust, the bargainer, with whom I am personally acquainted, (or proved to me upon the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 1996.

Notary Public (Seal)

My Commission expires:
My Commission Expires JULY 22, 2000

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 Craig Raymer, Trustee for the 718 Hart Avenue Trust, the bargainer, with whom I am personally acquainted, (or proved to me upon the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 1996.

Notary Public (Seal)

My Commission expires:
My Commission Expires JULY 22, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $21,500.

AFFIANT

Subscribed and sworn to before me, this the 27th day of December, 1996.

Notary Public (Seal)

My Commission expires:
My Commission Expires JULY 22, 2000

97 JAN -2 PM 4:28
FELIX WILSON REGISTER
DAVIDSON COUNTY TN

1603 01/02 0101 03CHECK

ADDRESS NEW OWNER:
The Hart Avenue Trust
P.O. Box 1193
Brentwood, Tennessee 37027

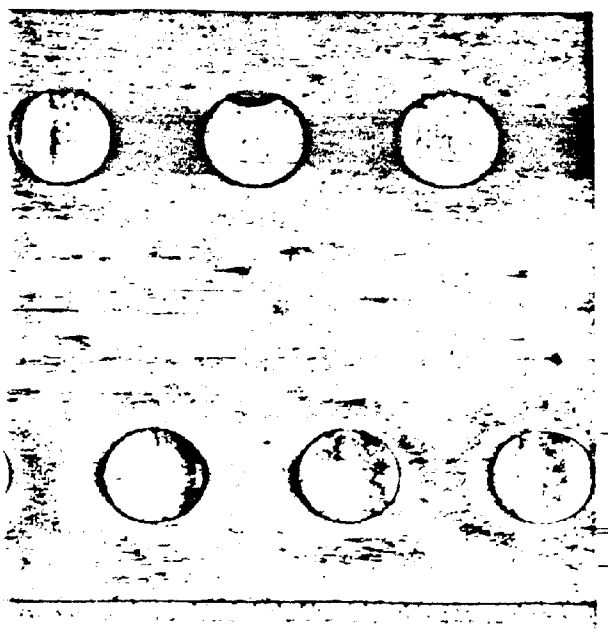
SEND TAX BILL:
To Owner

MORTGAGEE:

MAP & PARCEL:
MAP **82-8**
PARCEL **237**

IDENTIF. ↑ REFERENCE

88-55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

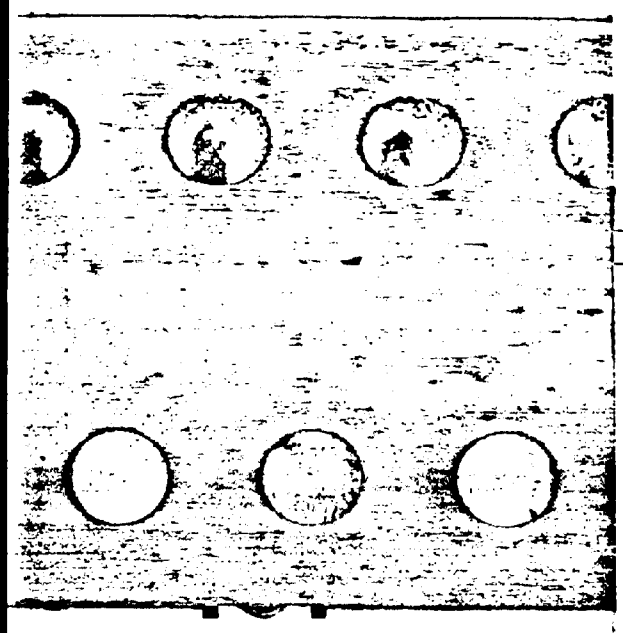
BOOK 10309 PG 272

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	21500.00
			CON TX	79.55
			PRFEE	1.00
			WDEED	8.00
			TOTAL	88.55
			CHECK	88.55

01/02/97 01 16:22 0001 1603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0261138
IDENTIF. ← REFERENCE

97 JAN -2 PM 12:20

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

No. 1104150