BOX 28

BOOK 10333 PG 176

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Cecil D Branstetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF Jan., 1997.

Jo Ann Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11/28/98
(AFFIX SEAL)

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 SECOND AVENUE, NORTH, 4TH FLOOR, NASHVILLE, TN 37201

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) CECIL D. BRANSTETTER AND WIFE, CHARLOTTE C. BRANSTETTER	(NAME) SAME AS PROPERTY OWNER	MAP: 128 PARCEL: 119
(STREET ADDRESS OR ROUTE NO.) 227 SECOND AVENUE, NORTH	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) NASHVILLE, TN 37201-1631	(CITY) (STATE) (ZIP)	

Warranty Deed Of Exchange

For and in Consideration of the sum of No Cash ($0.00), but solely in exchange for like kind property within the meaning of Section 1031 of the Internal Revenue Code of 1986, which like kind property is more particularly described in Warranty Deed of Exchange executed and delivered simultaneously herewith, we, JAMES C. VANCE AND WIFE, MAY VANCE, hereinafter called the GRANTORS, have bargained and exchanged, and by these presents do transfer and convey unto CECIL D. BRANSTETTER AND WIFE, CHARLOTTE C. BRANSTETTER, hereinafter called the GRANTEES, their heirs and assigns, a one-half (1/2) undivided interest in certain tracts or parcels of land in Davidson County, Tennessee, to-wit:

Real estate being in the 8th Civil District of Davidson County, Tennessee, and beginning at a point being the Southerly most point of the described tract in the Easterly right of way of Old Hickory Boulevard, thence continuing North along a curve to the left with a Delta of 8° 39' 44" and a Radius of 1472.40 feet a distance of 222.59 feet to a point, thence South 76° 21' East, 10.0 feet to a point, thence, continuing along the Easterly right of way of Old Hickory Boulevard along a curve to the left with a Delta of 6° 33' 15" and a Radius of 1462.40 feet, a distance of 167.29 feet, to a point, thence, North 41° 59' East, for a distance of 107.87 feet to a point, thence North 08° 33' East for a distance of 214.71 feet to a point, thence, North 16° 52' East for a distance of 120.0 feet to a point, thence, North 84° 09' East for a distance of 174.35 feet to a point, thence, South 41° 14' East for a distance of 242.31 feet to a point, thence,South 10° 53' East for a distance of 168.49 feet to a point, thence, South 47° 09' West for a distance of 143.46 feet to a point, thence, South 46° 52' West for a distance of 120.0 feet to a point, thence, South 38° 15' West for a distance of 350.01 feet to the point of beginning. Containing 5.09 acres more or less and being part of the same property conveyed to Miller Kimbrough, Jr., Trustee, from Henry H. Hudson and wife, Ruth C. Hudson, by deed of record in Book 4514, Page 681, Register's Office of Davidson County, Tennessee, being the same tract designated as tract 3A on an unrecorded survey of the Belle Forest Development Company dated February 15, 1971 and revised August 5, 1971 prepared by Barge, Waggoner and Sumner, Inc.

Included in the above but excluded therefrom is that portion thereof conveyed to the State of Tennessee by Deed of record in Book 7861, Page 559, said Register's Office.

Being the same property conveyed to JAMES C. VANCE AND WIFE, MAY VANCE, AND J. TERRANCE O'ROURKE AND WIFE, JANICE O'ROURKE, by Deed from HISTORICAL LANDMARKS ASSOCIATION a/k/a WEST NASHVILLE FOUNDERS MUSEUM, of record in Book 8215, Page 958, Register's Office for Davidson County, Tennessee.

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This is unimproved property, known as OLD HICKORY BOULEVARD, NASHVILLE, TENNESSEE 37221.

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, his heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, his 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 hands this 28th day of January, 1997.

JAMES C. VANCE

MAY VANCE

0268261
IDENTIFICATION REFERENCE

97 JAN 30 AM 10:26
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

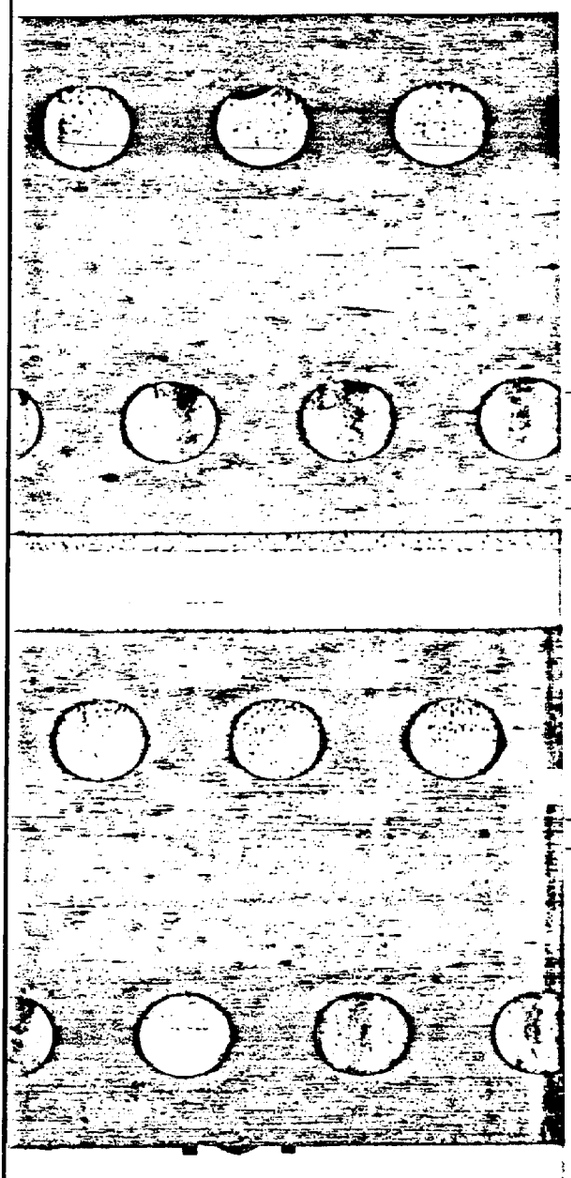
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES C. VANCE and MAY VANCE, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within named GRANTORS, and that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: March 21, 1998

9242 01/30 0101 CHECK 56



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

RECEIVED OF _____

FOR _____

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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 150000.00
				CON TX 555.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 564.00
				CHECK 564.00
01/30/97		01		10:27 0001 9242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268267
IDENTIF. # REFERENCE

97 JAN 30 AM 10: 26

DAVIDSON COUNTY, TN

No. 1111704