BOOK 10333 PG 827

Address of New Owner	Send Tax Bill To	Map Parcel
Robert & Brock Short	Same	Map 118-16
2930 Sidco Drive		Par. 21
Nashville, TN 37204		

This Instrument was Prepared by:
Brock D. Short, Esq.
2930 Sidco Drive
Nashville, Tennessee 37204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00) cash in hand paid by BROCK D. SHORT and ROBERT R. SHORT ("Buyers") ood and valuable consideration, the receipt of all of which is hereby acknowledged, JAMES M. FISCHER ("Seller") has this day sold, and hereby transfer and convey unto said Buyers, their heirs and assigns forever his entire interest in certain improved real estate, together with all leases, fixtures, easements or other beneficial interests in any way relating to the property known as 2930 Sidco Drive, more particularly described as follows:

> Land in Davidson County, Tennessee, being lot No. 72 on the subdivision of Sidco Section II, as of record in Book 2331, page 93, Register's Office for Davidson County, described as follows:
>
> Beginning at a concrete monument in the east right of way of Sidco Drive, 80 feet north of the center line of Fontana Ave.; thence with the east right of way of Sidco Drive north 2 deg. 40' east 75.10 feet to an iron pin; thence south 87 deg. 20' east 230.0 feet to the center line of a railroad easement 50 feet in width; thence south 2 deg. 40' west 125.10 feet to the north right of way of Fontana Ave.; thence with said north right of way north 87 deg. 20' west 155.0 feet to a concrete monument at the beginning of the intersection curve in said right of way; thence continuing with said right of way on a curve to the right having a radius of 50 feet and a central angle of 90 deg. 78.54 feet to the point of beginning, containing 28,237 square feet, more or less. BEING the same real property conveyed to Robert D. Short, Jr. and James M. Fischer of record in Book 4242, page 400, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereto belonging unto said Grantee, their heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1997 Davidson County property taxes are a lien but not yet due and payable.

2. That certain Deed of Trust as addressed in the contract between Grantor and Grantee regarding same.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

James M. Fischer

BOOK 10333 PG 828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Pamela L. Kitchens, Notary Public in and for said County and State, personally appeared JAMES M. FISCHER, to me known to me (or satisfactorily proven) to be the person who executed the foregoing instrument and acknowledged he executed the same as a free act and deed for the purposes contained therein.

In witness whereof I hereunto set my hand this the 30th day of January, 1997.

Notary Public

My Commission Expires:
September 23, 2000

9439 01/30 0101 03CHECK 194.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $50,000.00.

Affiant

Sworn to and subscribed before me on this the 30th day of January, 1997.

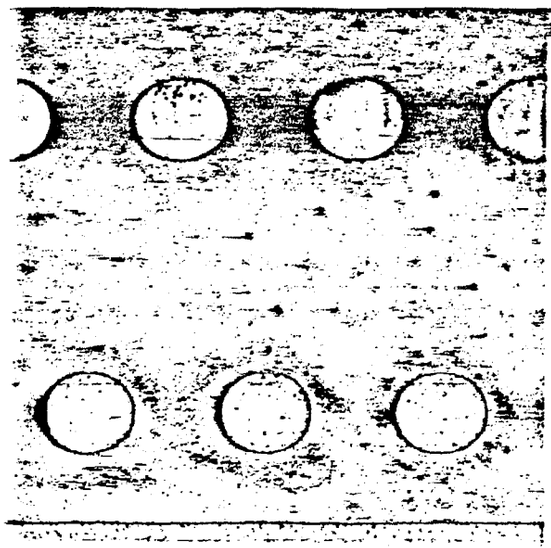
Notary Public

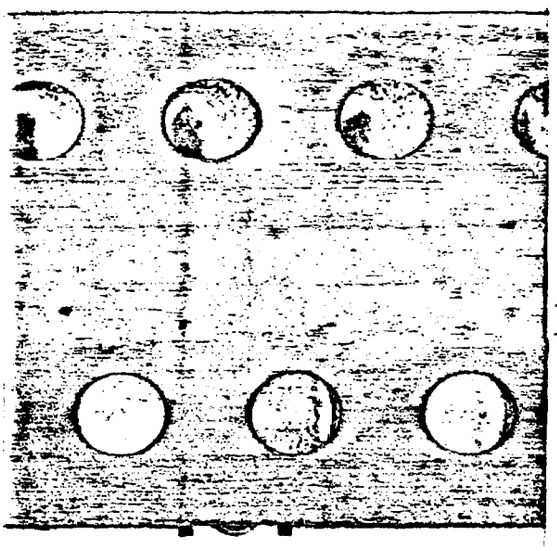
My Commission Expires:
September 23, 2000

026843

97 JAN 30 PM 2:49

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 10333 Pg 829

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

01/30/97 01 14:53 0001 9439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02684 43

IDENTIFICATION REFERENCE

97 JAN 30 PM 2:49

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1111900