EXH 7

WARRANTY DEED

BK/10339/PG660

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Allen Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 1-22-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Allen Morgan (NAME)	same (NAME)	105-7-470
305 Carney Drive (ADDRESS)	(ADDRESS)	105-7-471
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-8-227

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, P & P Properties, a Tennessee General Partnership composed of Jack C. Phelps and J. D. Phelps, Jr.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Morgan

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:

Tract 1:
Being in South Nashville, formerly the 9th Civil District of said County, and described as follows:

Beginning at a southeast corner of 4th Avenue South, formerly Nolensville Pike and Cass Street, or Market Street, Extended; thence with the easterly margin of said Avenue, southerly 37.5 feet, more or less, to a fence, Sarah Carney's northwest corner; thence with her northerly line easterly 40 feet, more or less, to her inner corner; thence northerly, with her westerly line, 37.5 feet, more or less, to the southerly margin of Market Street, Extended; thence with the southerly margin of said Street, Extended, westerly 140 feet, more or less, to the beginning.

Tract 2:
Beginning on the easterly margin of 4th Avenue South, as widened, at a point 37 1/2 feet south of the southerly margin of Carney, formerly Cass Street; thence at right angles easterly 152.6 feet, more or less, to the westerly line of the property conveyed to Sarah Brocks by deed from Sarah T. Carney Lehi, of record in Book 876, page 187, Register's Office for said County; thence with said Brooks' westerly line, southwardly 37 1/2 feet to the northerly line, southwardly 37 1/2 feet to the northerly line of the Maggie Carney lot; thence

CONTINUED

unimproved ( )
This is improved (X) property, known as 1500 4th Avenue South, 1502 4th Avenue South & 307 Carney St, Nashville, Tennessee
(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 28th day of January 19 97

P & P Properties
By: Jack C. Phelps
Jack C. Phelps, Partner
By: J. D. Phelps
J. D. Phelps, Jr., Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BK/10339/661

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jack C. Phelps and J. D. Phelps, Jr. with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partner and Partner respectively of the P & P Properties the within named bargainor, and corporation, and that they as such Partner and Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jack C. Phelps as such Partner, and attesting the same by the said J. D. Phelps, Jr. as such Partner.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 28th day of January 19 97.

My commission expires 1-22-2001

Notary Public

LEGAL DESCRIPTION CONTINUATION

with said line, westwardly 153.6 feet, more or less, to the easterly margin of 4th Avenue South, as widened; thence with same, northwardly 37 1/2 feet, more or less, to the beginning.

Tract 3:
A tract of land in Davidson County, Tennessee, in the City of Nashville, described as follows:

Beginning on the southerly margin of Cass or Carney Street, 146 feet 6 inches, more or less, eastwardly from the easterly margin of 4th Avenue South, said point being the fence at Mamie Burke's northeast corner; thence with Burke's easterly line, southwardly 37-1/2 feet to Sara Lehi's north line; thence with Lehi's north line, eastwardly 11 feet to her northeast corner; thence with Lehi's east line, southwardly 37-1/2 feet to Maggie Carney's north line; thence with Carney's north line, eastwardly 132.8 feet, more or less; thence northwardly 75 feet to the southerly margin of Cass or Carney Street; thence westwardly with the southerly margin of said Street, 143.8 feet, more or less, to the point of beginning.

Tract 1:
Being part of the same property conveyed to P & P Properties, a Tennessee General Partnership composed of Jack C. Phelps and J. D. Phelps, Jr. by deed from Estate of Alma Louise Phelps of record in Book 9370, page 254, Register's Office for Davidson County, TN.

Tract 2:
Being the same property conveyed to P & P Properties by deed from Kelsey Allen Thompson and Nathan Albert Thompson, Jr., sole heirs at law of Beauregard Thompson and Samanthia Thompson, deceased, of record in Book 8265, page 77, and from Mildred Moore of record in Book 8408, page 395, Register's Office for Davidson County, TN.

Tract 3:
Being the same property conveyed to P & P Properties by deed from Alma Louise Phelps of record in Book 6709, page 945, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record including an easement for sanitary sewers of record in Book 2651, page 480, said Register's Office.

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

97 FEB -4 PM 3:05

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RECEIPT
HOUSE

97007078

3112 02/04 0101 CHECK 157.00

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10339 PG 662

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3113

0270078
IDENTIF. & REFERENCE

97 FEB -4 PM 3:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1113628