BOOK 10351 PG 910

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF February, 19 97

NOTARY PUBLIC

My Commission expires: 5-23-98

THIS INSTRUMENT PREPARED BY
DEWEY W. PEDIGO, ATTORNEY 3204 FRENO LANE, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JERRY C. PENDERGRASS (NAME)	same (NAME)	93.15
P. O. BOX 22567 (ADDRESS)	(ADDRESS)	Par 274
NASHVILLE, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	15WD3020

Warranty Deed

For and in Consideration of the sum of $ 100,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

NINA MAY FORD, a widow

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JERRY C. PENDERGRASS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

0273746
IDENTIFICATION REFERENCE
PICK-UP
97 FEB 19 PM 1:33
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 914 Third Ave. South (House Number) (Street) Nashville (City) TN. (State) (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. 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, 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 hands this 17th day of February, 19 97.

X Nina May Ford

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named NINA MAY FORD, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of February, 19 97.

My Commission expires:
May 23, 1998

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Tract I: Being Lot No. 34 on the Map of McGhee Plan of Lots, as of record in Min. Book "A", page 368, of the Chancery Court at Nashville.

Said Lot No. 34 fronts 40 feet on the easterly side of 3rd Avenue South and runs back between parallel lines 135 feet to an alley.

Included in said description but specifically excluded therefrom is that part of the property taken for the widening of LaFayette Street, together with an easement for a fill slope shown in the Condemnation Proceeding.

Tract II: Being Lot No. 35 on the Map of McGhee's Plan of Lots of record in Min. Book "A", page 368, of the Chancery Court at Nashville.

Said Lot No. 35 fronts 40 feet on the easterly side of Third Avenue South and runs back between parallel lines 135 feet to an alley.

Included in the above description but specifically excluded therefrom is that part of the property taken for the widening of Lafayette Street, together with an easement for a fill slope shown in said Condemnation Proceeding.

Tract III: Being Lots Nos. 36 and 37 on the Plan of McGhee's Addition to South Nashville, of record in Min. Book "A", page 368, Chancery Court at Nashville

Said Lots Nos. 36 and 37 front 40 feet each on the easterly side of 3rd Avenue South, formerly College Street, and run back between parallel lines 135 feet more or less to an alley.

Being the same property conveyed to Nina May Ford and husband Robert Ford by deed from Christopher, Inc., a Tennessee Corporation of record in Book 1905, page 283, said Register's Office. The said Robert Ford having since died.

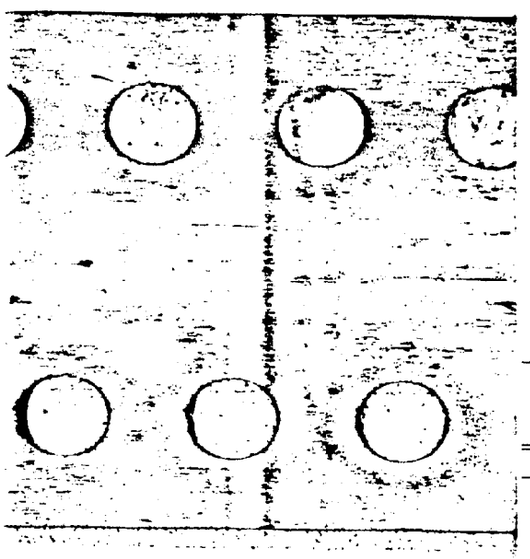
1. The above property is conveyed subject to a lease to National Advertising Company of record in Book 5518, page 694, Register's Office Davidson County, Tennessee. Rental has been prepaid to the grantor and she shall retain the said rent. Rent has been prepaid to November 1, 1999. Grantor hereby transfers and conveys all of her right, title and interest in said lease to the Grantee.

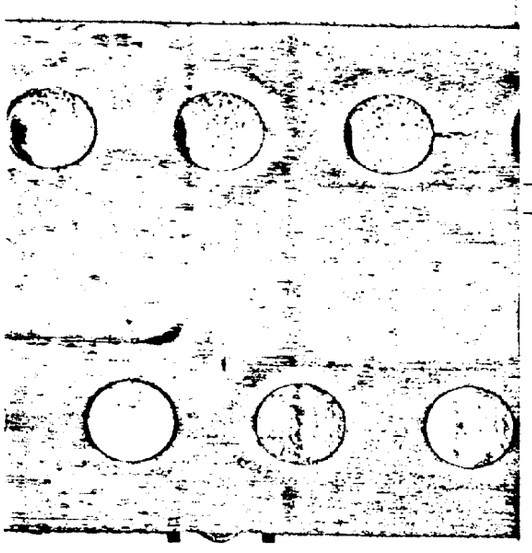
2. Metro Taxes for 1997 has been pro-rated between the parties and said taxes shall be paid by Grantee.

3. The above property is transferred and conveyed in "As Is Condition".

EXHIBIT "A"

7137 02/18 0101 03CHECK 303.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10351 PG 913

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	100000.00		
	CON TX	370.00		
	PRFEE	1.00		
	TDEED	12.00		
	ERR	CO		
	TDEED	12.00-		
	WDEED	12.00		
	TOTAL	383.00		
	CHECK	383.00		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/97 01 13:42 0001 7137

0273746 IDENTIF. # REFERENCE

97 FEB 18 PM 1:38

DAVIDSON COUNTY TN

No. 1117592