Mail -

BOOK 10362 PG 432

NAME AND ADDRESS OF NEW OWNER:
CANADIAN CONSULATE HOLDING CO.
9 Music Square S. Suite 200
Nashville, TN 37203

PREPARED BY:
Same

Mail Tax Notice To:
Same

97 FEB 27 PM 2:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0277031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, ($10.00), cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we the undersigned, Eugene Culler Pilcher, and wife, Nancy Cheek Pilcher, have this day bargained and sold and do hereby transfer and convey unto CANADIAN CONSULATE HOLDING CO., its heirs and assigns, forever, their interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

TRACT NO. 1 Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 64 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in book 10, pages 606 and 609, Register's Office for said County.

Said part of Lot No. 64 fronts 40 feet on the easterly side of 5th Avenue, North, formerly Summer Street, and extends back between parallel lines 174 ft., more or less to an alley.

TRACT NO. II A strip of land 9 inches in width, being a part of the north portion of Lot No. 65 in the D. T. McGavock's First Addition to Nashville, a plan of which is of record in Book No. 10, pages 606 and 609, Register's Office for Davidson County, Tennessee.

Said 9 inch strip of land runs along the dividing or marginal line between Lots 64 & 65 on said plan, fronting 9 inches on the east side of 5th Avenue, North, formerly N. Summer Street, and running back between parallel lines following said margin between said two lots, a distance of 172 ft. more or less, to an alley in the rear.

Being the same property conveyed to Eugene Culler Pilcher, by deed from Shelter Our Neibors Inc., of record in Book 5866 page 501, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1404 5th Avenue North, Nashville, Tennessee, 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said GRANTEES their heirs and assigns, forever.

THE UNDERSIGNED COVENANTS with the said GRANTEES that it is lawfully seized and possess of said real estate; that it has a good right to convey the same, and that it is unencumbered.

THE UNDERSIGNED FURTHER COVENANTS and bind itself, its successors, and assigns, forever, to forever warrant and defend the title to the said real estate unto the said Grantee, it's heirs and assigns, against the lawful claims of all persons, whomsoever.

EXECUTED on this 1 day of June, 1996

Eugene Culler Pilcher
Eugene Culler Pilcher

Nancy C. Pilcher
Nancy Cheek Pilcher

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Eugene Culler Pilcher, and wife, Nancy Cheek Pilcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom, upon oath, acknowledged themselves to be the within named bargainors, executed the foregoing (Warranty Deed) instrument for the purpose therein contained.

Witness my hand and official seal on this 1 day of June, 1996

Notary Public

NOTARY PUBLIC

My Commission Expires: 1/20/99

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $63,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eugene C. Pilcher
Affiant

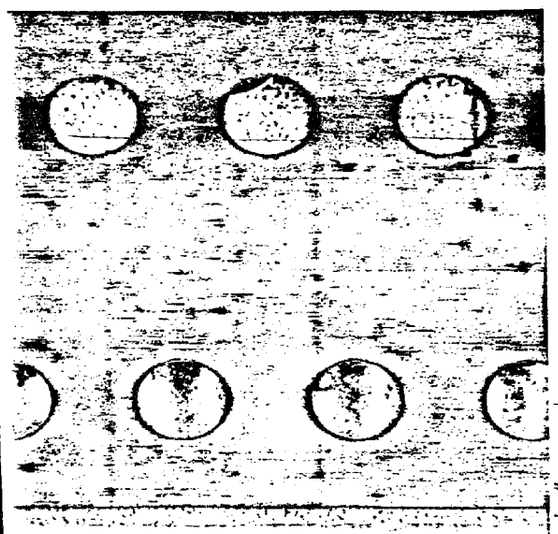
Sworn to and subscribed before me this 1 day of June, 1996

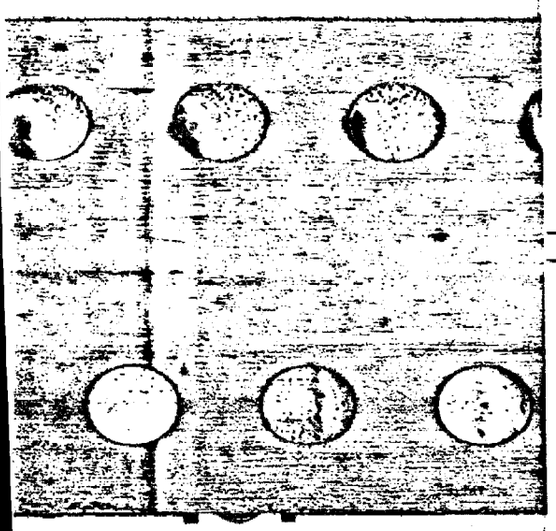
Notary Public

NOTARY PUBLIC

My Commission Expires: 1/20/99

0678 02/27 0101 03CHECK 243.95





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

RECEIVED OF _____

FOR _____

BOOK 10362 PG 434

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 63500.00	
			CON TX 234.95	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 243.95	
			CHECK 243.95	
02/27/97	01		14:41 0001 0678	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277031
IDENTIF. # REFERENCE

97 FEB 27 PM 2:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121092