0277435

IDENTIFICATION REFERENCE
PICK-UP

BOOK 10363 PG 820

97 FEB 28 PM 1:34

FELIX Z. NILGON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
Patricia A. Montgomery (#016220)
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Mr. George Ziady d/b/a Computer Peripheral Repair 320 Hill Avenue Nashville, TN 37210	Same	Map 106-11 Parcel No. 16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Fifty Thousand Dollars ($350,000).

Susan A. Andrews
AFFIANT

NOTARY PUBLIC

My Commission Expires: July 3, 2000

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FAISUE PROPERTIES, a Tennessee general partnership and NELSON C. ANDREWS, Trustee, with full power, as tenants-in-common ("GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto GEORGE ZIADY d/b/a COMPUTER PERIPHERAL REPAIR ("GRANTEE"), his heirs and assigns, a certain tract of land located in the Sixth Civil District and being Lot No. 16 on the plan of Interstate Park South, of record in Book 4460, page 101, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a concrete monument in the northerly right-of-way line of Hill Avenue, said monument being in the southeasterly corner of the herein described tract and being North 46° 41′ West a distance of 58′ from a tangent to a curve monument in the northerly right-of-way of Hill Avenue and proceeding as follows: Along the northerly right-of-way of Hill Avenue North 46° 41′ West a distance of 110′ to a concrete monument; thence leaving said right-of-way North 43° 19′ East a distance of 212.93′ to a concrete monument; thence, South 40° 12′ East a distance of 110.71′ to an iron pin in concrete; thence, South 43° 19′ West a distance of 200.43′ to a point of beginning and containing 22,735.013 square feet or 0.521 of an acre, more or less, as per survey by Turner Engineering Company dated August 3, 1972.

Being the same property conveyed to Sue Adams Andrews and Nelson C. Andrews, Trustee, with full power, as tenants in common, by Quitclaim Deed from Ervin M. Entrekin, Trustee, of record in Book 4676, page 1, and by Deed of Correction of record in Book 4678, page 201, Register's Office for Davidson County, Tennessee, the 1/2 undivided interest of Sue Adams Andrews having been conveyed to Faisue Properties, a Tennessee general partnership, by Trustee's Deed from Mark H. Westlake, Trustee, of record in Book 10292, page 189, and by Instrument of Correction of Deed of record in Book 10315, page 753, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for 1997, which have been prorated between the parties and are to be paid by GRANTEE when the same become due. Taxes for subsequent years must be the responsibility of GRANTEE.

This conveyance is subject to the following:

1. All matters shown on the Plan of record in Book 4460, page 101, in said Register's Office.

2. Lack of direct access to a controlled access highway from the premises in question such right of access having been granted to the State of Tennessee by deed recorded in Book 3072, page 511, Register's Office for Davidson County, Tennessee; and as so conveyed in Book 3435, page 143, Register's Office for Davidson County, Tennessee.

This is improved property known as 320 Hill Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property with the appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs and assigns forever.

And GRANTORS do covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the land to GRANTEE, his heirs and assigns, against the lawful claims of all persons or taxing authorities whomsoever.

WITNESS our hands this 31st day of January, 1997.

FAISUE PROPERTIES, a Tennessee General Partnership

Nelson C Andrews, Trustee
NELSON C. ANDREWS, Trustee

By: Sue Adams Andrews
SUE ADAMS ANDREWS, Partner

By: Nelson C Andrews
NELSON C. ANDREWS, Partner

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Faith Dorsey Adams Young 1969 Trust, Partner

By: Nelson C Andrews, Trustee
NELSON C. ANDREWS, Trustee

Stephen Young 1969 Trust, Partner

By: Nelson C Andrews, Trustee
NELSON C. ANDREWS, Trustee

By: Nelson Carter Andrews Jr
NELSON CARTER ANDREWS, JR., Partner

By: Susan Toy Andrews
SUSAN TOY ANDREWS, Partner

By: Judith Andrews Siman, Partner
JUDITH ANDREWS SIMAN, Partner

By: Adam G Andrews
ADAM GILLESPIE ANDREWS, Partner

By: Frank Maxwell Andrews
FRANK MAXWELL ANDREWS, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NELSON C. ANDREWS, TRUSTEE the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: July 3, 2000

JULIE M HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

BOOK 10363 PG 823

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared SUE ADAMS ANDREWS, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of FAISUE PROPERTIES, a Tennessee general partnership, the within named bargainor, a partnership, and that as such, she executed the foregoing instrument for the purpose therein contained by personally signing the name of the partnership by herself as partner.

WITNESS my hand and seal, at office, this 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: July 3, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared NELSON C. ANDREWS, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of FAISUE PROPERTIES, a Tennessee general partnership, the within named bargainor, a partnership, and that as such, he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership by himself as partner.

WITNESS my hand and seal, at office, this 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: July 3, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared NELSON C. ANDREWS, Trustee of the Faith Dorsey Adams Young 1969 Trust, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of FAISUE PROPERTIES, a Tennessee general partnership, the within named bargainor, a partnership, and that as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Trustee of the Faith Dorsey Adams Young 1969 Trust, partner.

WITNESS my hand and seal, at office, this 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: July 3, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10363 PG 824

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared NELSON C. ANDREWS, Trustee of the Stephen Young 1969 Trust, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of FAISUE PROPERTIES, a Tennessee general partnership, the within named bargainor, a partnership, and that as such, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Trustee of the Stephen Young 1969 Trust, partner.

WITNESS my hand and seal, at office, this 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: July 3, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared NELSON CARTER ANDREWS, JR., with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of FAISUE PROPERTIES, a Tennessee general partnership, the within named bargainor, a partnership, and that as such, he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership by himself as partner.

WITNESS my hand and seal, at office, this 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: July 3, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared SUSAN TOY ANDREWS, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of FAISUE PROPERTIES, a Tennessee general partnership, the within named bargainor, a partnership, and that as such, he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership by himself as partner.

WITNESS my hand and seal, at office, this 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: July 3, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared JUDITH ANDREWS SIMAN, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of FAISUE PROPERTIES, a Tennessee general partnership, the within named bargainor, a partnership, and that as such, she executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership by herself as partner.

WITNESS my hand and seal, at office, this 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: July 3, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared ADAM GILLESPIE ANDREWS, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of FAISUE PROPERTIES, a Tennessee general partnership, the within named bargainor, a partnership, and that as such, he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership by himself as partner.

WITNESS my hand and seal, at office, this 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: July 3 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared FRANK MAXWELL ANDREWS, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of FAISUE PROPERTIES, a Tennessee general partnership, the within named bargainor, a partnership, and that as such, he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership by himself as partner.

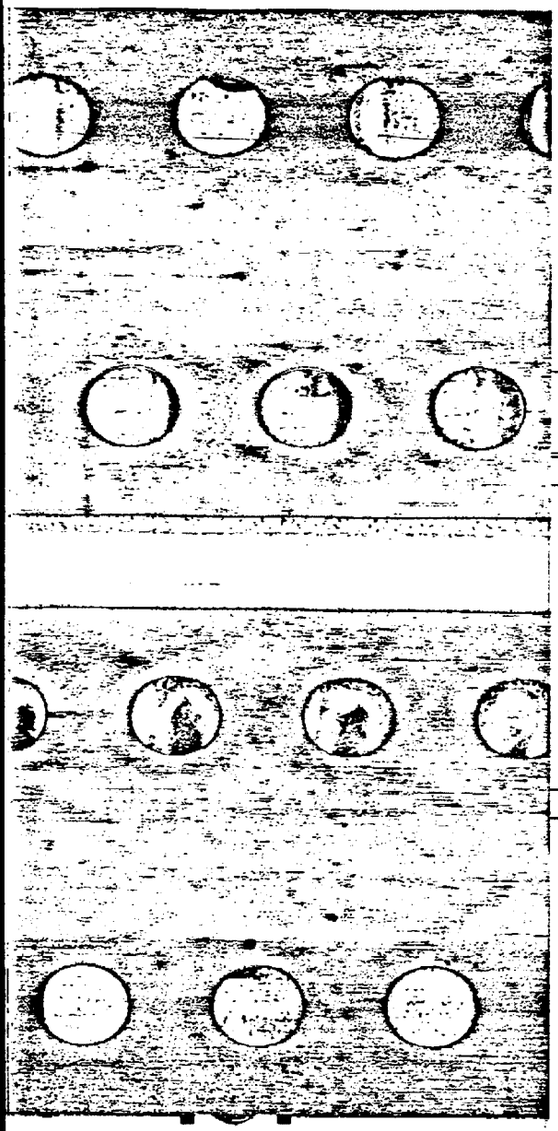
WITNESS my hand and seal, at office, this 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: July 3 2000

G:\WP\MONTGOME\625.06\WARRANTY.DED

02/04/97 11:01 AM 1320.00



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

RECEIVED OF _____

FOR _____

BOOK 10363 PG 826

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 350000.00
CON TX 1295.00
PRFEE 1.00
TDEED 24.00
TOTAL 1320.00
CHECK 1320.00

02/28/97 01 13:37 0001 1112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
TDEED 24.00-
WDEED 24.00
~~TOTAL 0.00~~
~~CHECK 0.00~~

02/28/97 01 ~~13:37 0001 1113~~
1113 02/28 0101 03~~CHECK 0.00~~

027435
IDENTIF. ↑ REFERENCE

97 FEB 28 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122021