ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Edward Quinn Warner and wife, Betty S. Warner 450 Kinhawk Drive Nashville, TN 37211	NEW OWNER	Map 105-03-0 Parcel 033.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10363 PG 985

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Barbara L. Ingram (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Edward Quinn Warner and wife, Betty S. Warner (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Please see attached Exhibit "A" for legal description.

Being the same property conveyed to Barbara L. Ingram by Quitclaim Deed from Thomas Lee Ingram, II, Tamera I. Young, and Barbara L. Ingram of record in Book 8978, Page 390, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1123 Third Avenue, South, Nashville, Tennessee 37210 and 308 Chestnut Street, Nashville, Tennessee 37210.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me this 27th day of February, 1997.

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of February, 1997.

Barbara L. Ingram

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 Barbara L. Ingram, the bargainor, with whom I am personally acquainted (or proved to me on 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 Nashville, Tennessee, this 27th day of February, 1997.

Notary Public

My Commission Expires:

1-24-98

BOOK 10363 PG 987

Exhibit A

Tract 1: (known as 1123 Third Avenue, South, Nashville, TN)

Land in Davidson County, Tennessee, being the northerly 40 feet of the southerly 48 feet, 7 ½ inches, of Lot No. 19 on the Plan of W.W. Sullivan's Subdivision of record in Book 8, page 147, Register's Office for Davidson County, Tennessee.

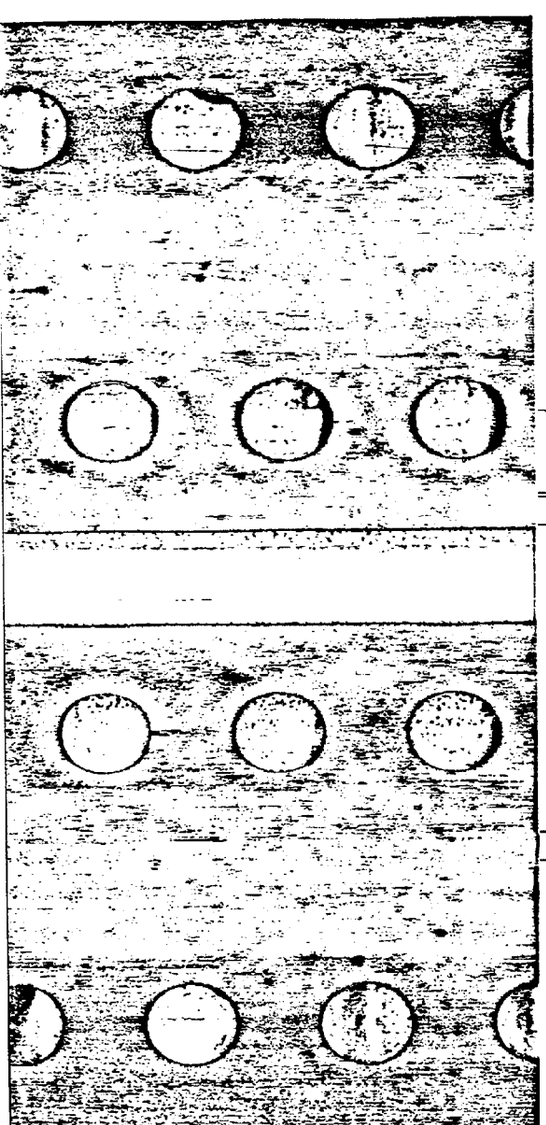
Said part of said lot fronts 40 feet on the westerly side of Third Avenue, South, and runs back between parallel lines 140 feet, more or less, to an alley.

Tract 2: (known as 308 Chestnut Street, Nashville, TN)

Land in Davidson County, Tennessee, being all of Lot No. 20 and the southerly 8 feet, 7 ½ inches of Lot No. 19 on the Plan of W.W. Sullivan's Addition, as of record in Book 8, page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 and part of Lot No. 19 adjoin and front together 70 feet on the westerly side of Third Avenue, South, formerly called College Street, and extends back on the southerly line along the northerly side of Chestnut Street 141.5 feet to a spike, and extends back on the northerly line 141.6 feet to a spike, measuring 70 feet across the rear line which lies in the margin of an alley.

0277472
IDENTIF. & REFERENCE
97 FEB 28 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
1158 02/28 0101 03CHECK 309.00



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

RECEIVED OF _____

FOR _____

BOOK 10363 PG 988

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 309.00
				CHECK 309.00
02/28/97	01			14:03 0001 1158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

027747 2
IDENTIF. ↑ REFERENCE

97 FEB 28 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122066