Box 37 (AMM)

BOOK 10365 PG 296

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Barge, Waggoner, Sumner and Cannon, Inc. 162 Third Avenue North Nashville, TN 37201	Same	Map 93-11, Parcel 132
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (RFW) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Burcunnard Properties, a Tennessee general partnership ("Grantor") has bargained and sold, and hereby transfers and conveys to Barge, Waggoner, Sumner and Cannon, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me this 28th day of February, 1997.

Notary Public
My Commission Expires: 11/22/97

0404362.01
013464-000 02/28/97

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Right of Way and Easement granted to South Central Bell, of record in Book 8854, page 713, said Register's Office.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 28th day of February, 1997.

BURCUNNARD PROPERTIES, a Tennessee general partnership

By: _____

Title: General Partner

This is improved property, known as 615 Third Avenue South, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard A Warren, Notary Public, Stuart S. Southard, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Burcunnard Properties, a Tennessee general partnership, and is authorized to execute this instrument on behalf of Burcunnard Properties, a Tennessee general partnership.

WITNESS my hand and seal, at office in Nashville Tennessee, this 28th day of February, 1997.

_____
Notary Public
My Commission Expires: 11/22/97

0404362.01
013464-000 02/28/97

EXHIBIT "A"

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 19 on the Map of the Resubdivision of Campbell's South Nashville Lots of record in Minute Book A, page 18, Chancery Court at Nashville.

Said Lot No. 19 fronts 60 feet on the west side of Third Avenue South, formerly College Street, and runs back between parallel lines 138 feet to an alley.

Tract 2: Land in Davidson County, Tennessee, being part of Lot No. 18 on the plan of the subdivision of part of Campbell's South Nashville Lots as of record in Minute Book A, page 18, Chancery Court at Nashville, described as follows: Beginning at an iron pin on the westerly margin of Third Avenue South at the southeast corner of that part of said Lot No. 18 conveyed to Robert D. Eubank and wife, by deed from Phil Cohen, et al., of record in Book 2702, page 33, Register's Office for said County; thence with said Eubank's southern boundary line southwestwardly 138 feet, more or less, to an alley, being said Eubank's southwest corner, thence with the easterly margin of said alley, southeastwardly 28 feet to the northwest corner of that part of said Lot No. 18 conveyed to Jerry Karr, by deed from Sadie Smith of record in Book 1908, page 181, said Register's Office; thence with said Karr's northern boundary line northeastwardly to the westerly margin of said Third Avenue South; thence with same, northwestwardly 22.5 feet to the beginning.

Tracts 1 and 2 being the same property conveyed to Burcunnard Properties, a Tennessee general partnership by deed from Southalting Company, a Tennnessee general partnership of record in Book 6833, page 183, Register's Office for Davidson County, Tennessee.

Tract 3: Land in Davidson County, Tennessee, being the south one-half of Lot B or the south part of Lot No. 18 on the Plan of Campbell's South Nashville Lots as of record in Book U, pages 682 and 683, Register's Office for said County, and in Minute Book A, page 18 of the Chancery Court at Nashville, Tennessee.

Said part of said lot fronts 22½ feet on the westerly side of Third Avenue South, formerly College Street, and runs back between lines, with the common lines between Lots Nos. 18 and 19, 138½ feet, more or less, to a 10-foot alley in the rear on which it measures 27½ feet, more or less.

Tract 4: Land in Davidson County, Tennessee, being the northerly part of Lot No. 18 on the plan of the subdivision of part of Campbell's South Nashville Lots, as of record in Minute Book A, page 18, Chancery Court at Nashville, described according to a survey made by Geo. W. Watkins, Surveyor, May 6, 1957, as follows: Beginning at the southwest corner of Third Avenue South, formerly South College Street, and Lea, formerly South Union Street; thence with the westerly margin of Third Avenue South southwardly 46 feet, more or less, to the northeast corner of a part of said Lot No. 18 conveyed to William W. Johnson by William R. Moore by deed of record in Book 26, page 10, Register's Office for said County, now owned by deed of record in Book 26, page 10, Register's Office for said County, now owned by Chas. G. Johnson; thence with Johnson's northern boundary line westwardly 138 feet, more or less, to the easterly margin of an alley, Johnson's northwest corner; thence with the easterly margin of said alley northwardly 55 feet, more or less, to the southerly margin of said Lea Street; thence with the southerly margin of said Lea Street eastwardly 138.8 feet to the beginning.

Tracts 3 and 4 being the same property conveyed to Burcunnard Properties, a Tennessee general partnership by deed from Care Supply Co., a Tennnessee corporation of record in Book 6833, page 187, Register's Office for Davidson County, Tennessee.

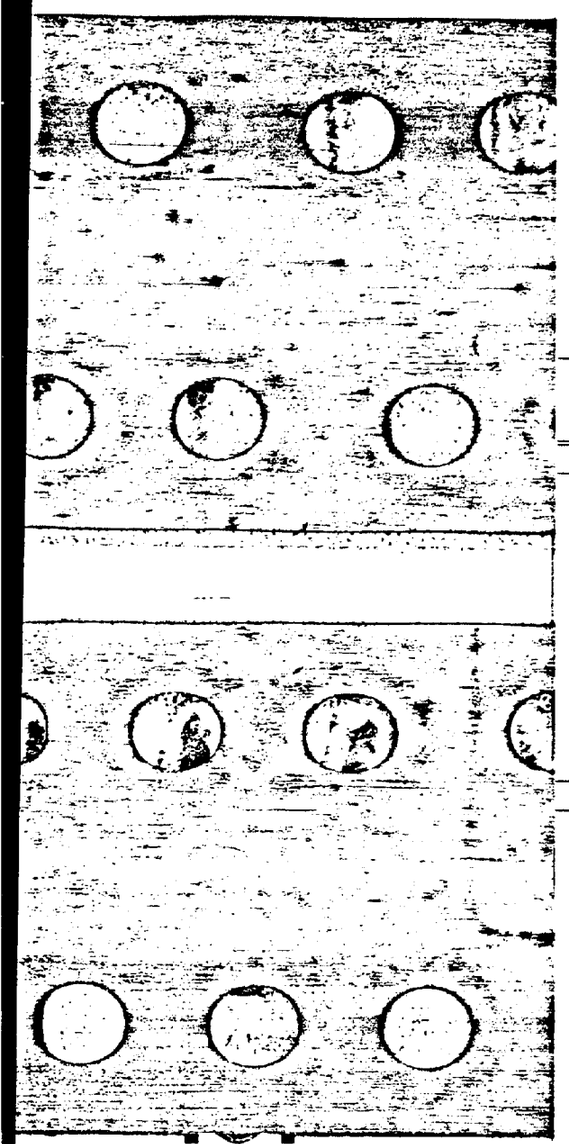
Tract 5: Land in Davidson County, Tennessee, being the northern one-half of Lot No. 20 in the John W. Campbell's Addition to South Nashville, recorded in Chancery Court Clerk's Office at Nashville, Tennessee, on Book 1, page 10, described as follows: Beginning at a point on the westerly margin of Third Avenue South, formerly College Street, at the corner of Lots Nos. 19 and 20 on said plan; thence southwardly with Third Avenue South 30 feet to a point in the center of said Lot No. 20; thence at right angles westwardly towards Cherry Street, 138 feet, more or less, to an alley; thence northwardly with said alley, 30 feet to a line between said Lots. Nos. 19 and 20; thence at right angles, eastwardly along the line between said lots, 138 feet, more or less, to the beginning.

Tract 5 being the same property conveyed to Burcunnard Properties, a Tennessee general partnership by deed from Stuart S. Southard of record in Book 6833, page 191, Register's Office for Davidson County, Tennessee.

0277943
IDENTIFICATION REFERENCE

97 MAR -3 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1672 03/03 0101 03CHECK 1090.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10365 PG 300

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	
				290000.00
			CON TX	1073.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1090.00
			CHECK	1090.00
03/03/97		01	11:05 0001	1672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277943
IDENTIF. ↑ REFERENCE

97 MAR -3 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121574