BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

BOOK 10378 PG 584

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $277,000.00.

Joe D. Nicks
Affiant

Sworn to and subscribed before me this 10 day of March, 1997.

NOTARY PUBLIC

My Commission Expires: 9-26-98

97 MAR 13 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0282265

ADDRESS - NEW OWNER
Joe D. Nicks
170 Old Tusculum Pl
Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 82-12
Parcel 359 & 358

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carl R. Penticuff, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto Joe D. Nicks, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I
Land in Davidson County, Tennessee being the easterly 10 feet of Lot No. 15 and the westerly 30 feet of Lot No, 16 on the Map of Jane A. M. Davis' Addition to Edgefield, now East Nashville, as of record in Plat Book 1, page 41, of the Chancery Court of Nashville.

Said part of said Lots adjoin and front together 40 feet on the northerly side of Woodland Street and run back between parallel lines 170 feet to an alley.

Tract II
Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 16 and the westerly 20 feet of Lot No. 17 on the Plan of Jane A. M. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, of the Chancery Court at Nashville.

Said parts of said lots front together 40 feet on the northerly side of Woodland Street and run back between parallel lines 170 feet to an alley.

Both tracts being the same property conveyed to Carl R. Penticuff by deed from Jack Norman, Joe Shaw, James T. Williams, Robert Lee Martin, John W. Horsley and Billy Ray Brooks, d/b/a SNW Enterprises, a Tennessee General Partnership of record in Book 7667, page 118, Register's Office for Davidson County, Tennessee.

Betty L. Penticuff, wife of Carl R. Penticuff, joins in the execution of this deed to convey any and all interest she may have in the above described property by virtue of her marriage to Carl R. Penticuff.

This is improved property known as ~~916~~ 961 Woodland Street, Nashville, TN 37206.

[redacted]

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and we do covenant with the said Grantee that we lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

BOOK 10378 PG 585

WITNESS my hand this 10 day of March, 1997.

Carl R. Penticuff
GRANTOR

GRANTOR

Betty L. Penticuff
GRANTOR

GRANTOR

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, Carl R. Penticuff and Betty L. Penticuff, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

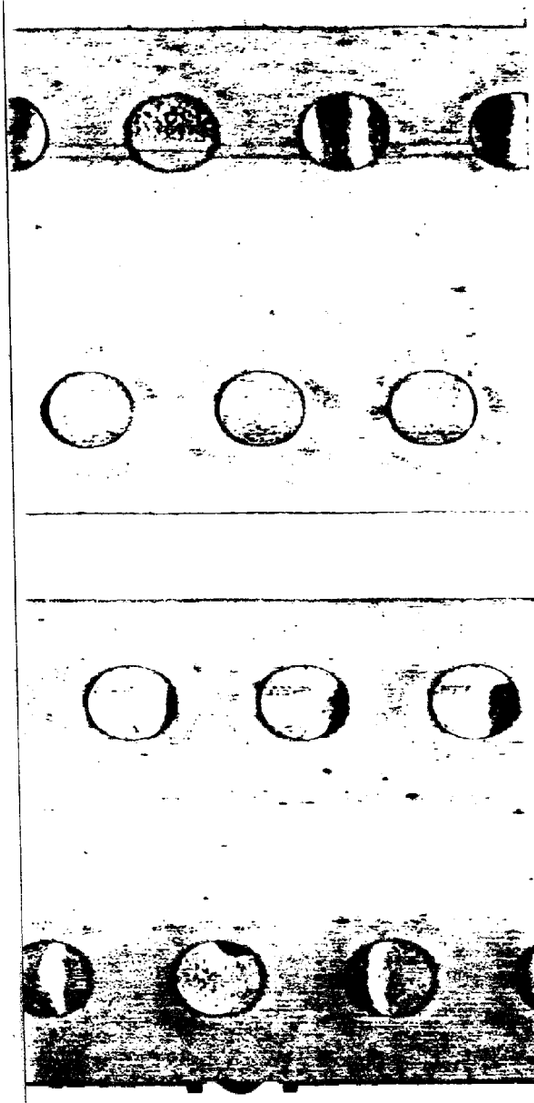
WITNESS my hand and official seal this 10 day of March, 1997.

Ralph R. Ann
NOTARY PUBLIC

My Commission Expires: 9-26-98

6279 03/13 0101 03CHECK 1033.90

[redacted]



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

RECEIVED OF _____

FOR _____

BOOK 10378 PG 586

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
277000.00
CON TX 1024.90
PRFEE 1.00
WDEED 8.00
TOTAL 1033.90
CHECK 1033.90

03/13/97 01 09:38 0001 6279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282265
IDENTIF. # REFERENCE

97 MAR 13 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126638