WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 10381 PG 515

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 97

Notary Public

MY COMMISSION EXPIRES: 4/15/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VOLUNTEERS ASSISTING VETERANS, (NAME)	Volunteers Assisting Veterans Inc. (NAME)	MAP 71-7
304 East Trinity Lane (ADDRESS)	315 Lovell Street (ADDRESS)	PARCEL 192
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN G. GARDNER, JR. AND WIFE, MARY E. GARDNER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VOLUNTEERS ASSISTING VETERANS, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING the easterly 50 feet of Lot No. 2 on the Map of Trinity Heights, T. W. Crutcher, Trustee, Subdivision of Lot No. 3 of the White Lands, as of record in Book 332, page 4, of the Register's Office for said County.
SAID easterly part of Lot No. 2 fronts 50 feet on the southerly side of Trinity Avenue and runs back 164.9 feet, more or less, on the west line to an alley, and 163.8 feet, more or less, on the east line and shows 50 feet on said alley.

Being the same property conveyed to John G. Gardner, Jr., by deed from Mrs. Helen Dawson Gardner, of record in Book 4641, page 807, and by quitclaim deed from Mary E. Gardner of record in Book 5125, page 882, both in Register's Office, Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and to be paid by the Grantee(s) herein.

This is improved (X) unimproved ( ) property, known as 304 East Trinity Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 13th day of March 19 97

John G. Gardner Jr.
JOHN G. GARDNER, JR.

Mary E. Gardner
MARY E. GARDNER

BOOK 10381 PG 516

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN G. GARDNER, JR. AND WIFE, MARY E. GARDNER

the bargainor S, 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 at Gallatin, Tennessee, this 13th day of March 19 97.

Commission expires 4/15/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

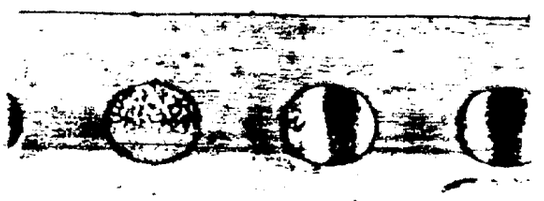
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

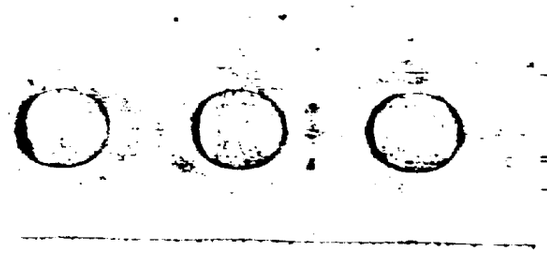
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

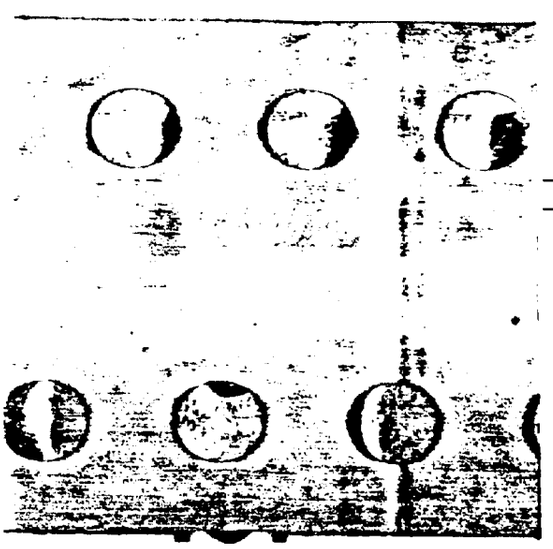
My commission expires _____

Notary Public

0283403
IDENTIF. A REFERENCE
97 MAR 17 AM 10: 03
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.
7518 03/17 0101 03CHECK 101.50







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10381 PG 517

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

03/17/97 01 10:03 0001 7518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283403
IDENTIF. ↑ REFERENCE

97 MAR 17 AM 10:03
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1127855