WARRANTY DEED

STATE OF TENNESSEE BOOK 10382 PG 940
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 550,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF March 19 97
Notary Public
MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, Attys.,, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Borum	same	93-14
625 Fogg (NAME) Street	(NAME)	
~~Map 93-14, parcels 321 323 & 221~~		321, 323 AND 221
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		AND 320
(CITY) (STATE) (ZIP)	(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, Herman A. Langhans and wife, Hazel Louise Langhans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael G. Borum and wife, Ann Clements Borum

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

97 MAR 19 AM 10:26
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02839981

unimproved ( )
This is improved ( ) property, known as Map 93-14, parcels 321 323 & 221 and 320 Nashville, TN
(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 6th day of March 19 97

Herman A. Langhans

Hazel Louise Langhans

BOOK 10382 PG 941

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herman A. Langhans and wife, Hazel Louise Langhans

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 Brentwood, Tennessee, this 6th day of March 19 97.

Commission expires January 29, 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 _____ is 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

8158 03/18 0101 03CHECK 2146-0

EXHIBIT "A"

TRACT I: Land in Davidson County, TN, being part of Lots Nos. 13, 14, 15 and 16 on the Plan of Ewing & Wetmore's Addition, of record in Book 14, Pages 202 and 203, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Fogg Street, at a point 65 feet easterly from the easterly margin of 7th Avenue, South, formerly Stevenson Street or Avenue; thence with the northerly margin of Fogg Street easterly 32-1/2 feet; thence northerly parallel with 7th Avenue, South, 130 feet more or less, to the southerly margin of an alley; thence with the southerly margin of said alley westerly 32-1/2 feet to a point 65 feet easterly from the easterly margin of 7th Avenue, South; thence southerly 130 feet, more or less, to the beginning.

TRACT II: Land in Davidson County, TN, being the east part of Lots Nos. 13, 14, 15 and 16 on the Plan of Ewing & Wetmore and Others Addition, of record in Book 14, Pages 202 and 203, Register's Office for said County.

Said parts of said lots front 32-1/2 feet on the north side of Fogg Street and run back between parallel lines, along the east margin of an alley, 130 feet to another alley in the rear.

Tracts I and II being the same property conveyed to Herman A. Langhans by deed from David Langhans of record in Book 4857, Page 690, Register's Office for Davidson County, TN.

TRACT III: Land in Davidson County, TN, being the west half of Lots Nos. 13, 14, 15 and 16 on the Plan of Ewing and Wetmore's Addition to Nashville, of record in Book 14, Page 202 and 203, Register's Office for said County.

Fronting 65 feet on the north side of Fogg Street, and running back between parallel lines along Stevenson Avenue 130 feet to an alley 10 feet wide, containing nineteen hundredths (0.19) acre, more or less.

Tract III being the same property conveyed to Herman A. Langhans and wife, Hazel Louise Langhans, of record in Book 3677, page 557, Register's Office for Davidson County, TN.

TRACT IV: Beginning at an iron post in the west line of Seventh Avenue South, said iron post being fifty (50) feet northeastwardly from and at right angles to the centerline of the main track of the Chattanooga Subdivision of this Nashville Division of the Seaboard System Railroad; thence N 01 deg. 16' W along the west line of said Seventh Avenue South a distance of sixty-eight and twenty-one hundredths (68.21) feet to a railroad spike in the south line of a ten foot alley; thence S 88 deg. 44' W along the south line of said alley a distance of seventy-four and thirty-two hundredths (74.32) feet to an iron post, said post being fifty feet (50) feet northeastwardly from and at right angles to the centerline of said main track; thence S 48 deg. 43' 17" E along a line fifty (50) feet northeastwardly from and parallel to the centerline of said main track a distance of one hundred and eighty-seven hundredths (100.87) feet to the point of beginning, containing 2,534.7 square feet.

Tract IV being part of the same property conveyed to Herman Langhans and Hazel Langhans, by deed from Seaboard System Railroad, Inc., of record in Book 6281, page 964, Register's Office for Davidson County, TN.

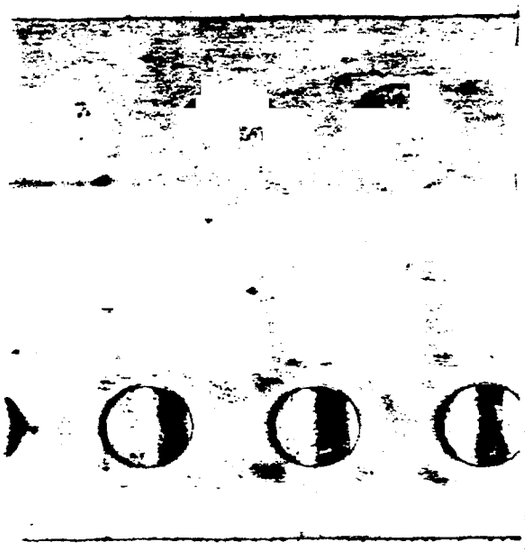
TRACT V: Being Lot No. 17 on the Plan of Ewing, Wetmore and Others Addition to South Nashville, of record in Book 14, pages 202 and 203, Register's Office, Davidson County, described according to a survey by Ernest Davis, dated April 15, 1974, as follows:

Beginning at an iron pin at the intersection of the northerly margin of Fogg Street and the easterly margin of a 10-foot alley; thence with the margin of said alley northerly 130 feet to an iron pin; thence easterly 27 feet to an iron pin at the common rear corner of Lots 17 and 18; thence with the line between said lots southerly 130 feet to an iron pin in the northerly margin of Fogg Street; thence with the margin of said street, westerly 27 feet to the point of beginning.

Tract V being the same property conveyed to Herman Langhans and wife, Hazel Langhans, by quitclaim deed being recorded simultaneously herewith.

Herman Langhans and Herman A. Langhans being one and the same person; Hazel Langhans and Hazel Louise Langhans being one and the same person.

Subject to easement for storm sewer tunnel in Book 4090, page 171 (as to Tract IV); possible railroad charter right of way; all matters on the plan of record.



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

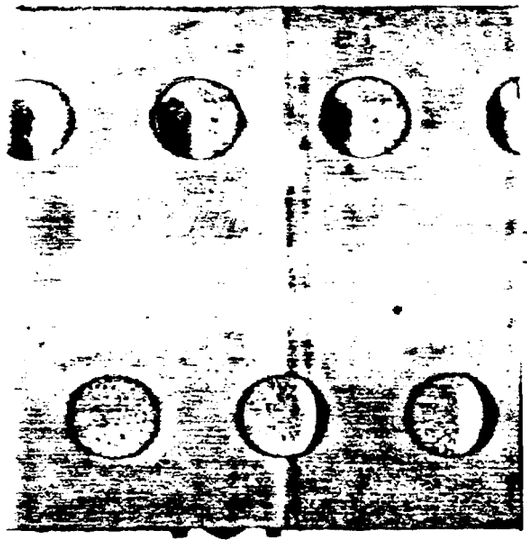
RECEIVED OF _____

FOR _____

BOOK 10382 PG 943

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
550000.00
CON TX 2035.00
PRFEE 1.00
WDEED 12.00
TOTAL 2048.00
CHECK 2048.00

03/18/97 01 10:28 0001 8158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283981
IDENTIF. ↑ REFERENCE

97 MAR 18 AM 10:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128486