This instrument prepared by:
Claiborne K. McLemore III
Kemper &, McLemore, P.L.C.
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201

BOOK 10397 PG 82

Address New Owner:
William W. McInnes
116 Thirtieth Ave., S.
Nashville, TN 37212

Send Tax Bills To:
same

Map: 104-08
Parcel: 279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, FREDRIC J. ROWAN and wife, MARCY R. ROWAN, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to WILLIAM W. McINNES (the "Grantee"), his heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

> All that real estate described on the attached Exhibit A, the terms and conditions of which are hereby incorporated herein by reference in their entirety

This is improved property known generally as 1605 17th Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns forever.

AND the Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this instrument on the 20 day of March, 1997.

Fredric J. Rowan
FREDRIC J. ROWAN

Marcy R. Rowan
MARCY R. ROWAN

0288723
IDENTIF. & REFERENCE

97 MAR 31 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Fredric J. Rowan and wife, Marcy R. Rowan, 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 seal at office in Boca Raton, Florida, this 22 day of March, 1997.

NOTARY PUBLIC STATE OF FLORIDA
John L DeLisa
My Commission CC600806
Expires November 11 2000

John L DeLisa
NOTARY PUBLIC

My Commission expires: NOV. 11 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

William W. McInnes
Affiant

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

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Margie Gabriel
NOTARY PUBLIC
My commission expires 11/22/97

My Commission Expires NOV. 22, 1997

a:\b030lrb

EXHIBIT A

BOOK 10397 PG 85

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Map of O. H. Shields Subdivision of Lot 55 on O. B. Hayes Plan of Large Lots called Rokeby, of record in Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Fredric J. Rowan and wife, Marcy R. Rowan, by deed from the Joseph Rhea Phillips, Jr., Executor of the Estate of Joseph R. Phillips (deceased) and individually, Brenda Meads and Sandy Sullivan, being all of the heirs of Joseph R. Phillips (deceased), as of record in Book 9988, page 753, Register's Office for Davidson County, Tennessee.

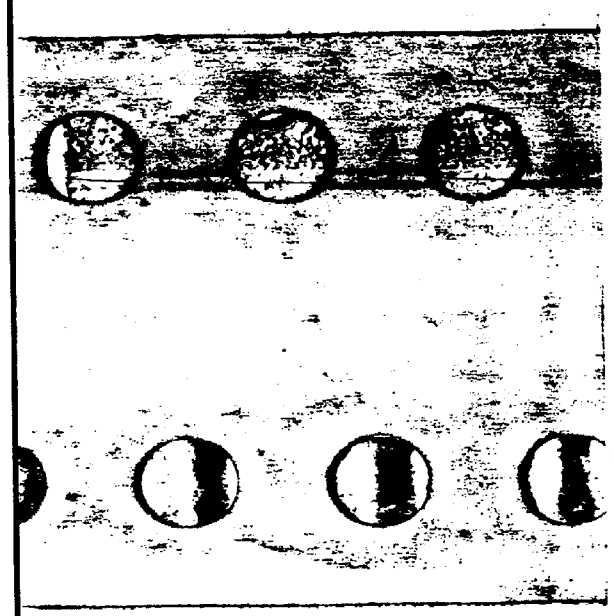
This property is subject to the following:

1. 1997 property taxes, which have been assumed by the Grantee.

2. Such matters as are shown on the plat of record in Book 161, page 158, Register's Office for Davidson County, Tennessee.

3215 03/31 0101 03CHECK 2052.00

a:\b030hyt



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

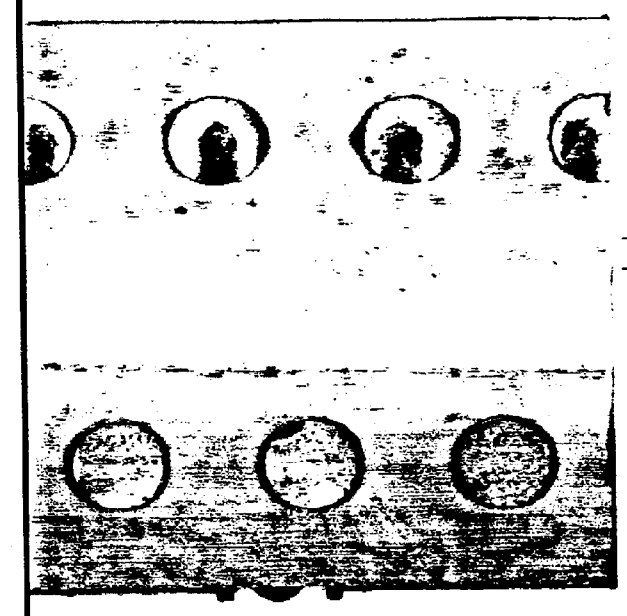
RECEIVED OF _____

FOR _____

BOOK 10397 PG 86

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 16.00
TOTAL 2052.00
CHECK 2052.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/97 01 15:38 0001 3215

0288723
IDENTIFICATION REFERENCE

97 MAR 31 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1133493