THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10406 PG 466
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 72,500.00

J W Hart, Trustee
Affiant

Subscribed and sworn to before me, this 1st day of April 1997

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
J.W. Hart, Trustee 4605 Wyoming Avenue Nashville, Tennessee 37209	SAME	MAP 103-4 PARCEL 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 72,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we, CLARENCE C. NAIL AND WIFE, MARGARET H. NAIL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto J.W. Hart, Trustee, with full power and authority to sell without joinder of the beneficiary hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 of Block 4 on the Map of a part of Sylvan Park as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50.0 feet on the south side of Wyoming Avenue, formerly Sixth Avenue, and extends back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Clarence C. Nail and wife, Margaret H. Nail, by deed from Thelma Foster Forte and husband, Joseph Francis Forte, of record in Book 6111, page 967, Register's Office for Davidson County, Tennessee.

97 APR -4 PM 11:05
RECEIVED AND RECORDED
DAVIDSON COUNTY, TN.

5796 04/04 0101 03CHECK 277.25

IDENTIF. & REFERENCE 02911110

This is improved property known as 4605 Wyoming Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve good right to convey it and the same is unencumbered, except as follows:

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

2. Matters shown on the Plan of part of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of April, 19 97.

Clarence C. Nail
CLARENCE C. NAIL

Margaret H. Nail
MARGARET H. NAIL

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 CLARENCE C. NAIL AND WIFE, MARGARET H. NAIL, 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 this 1st day of April, 1997.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

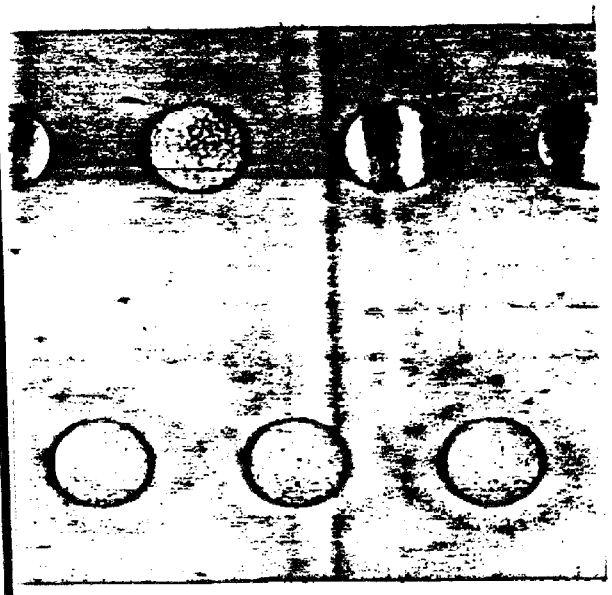
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

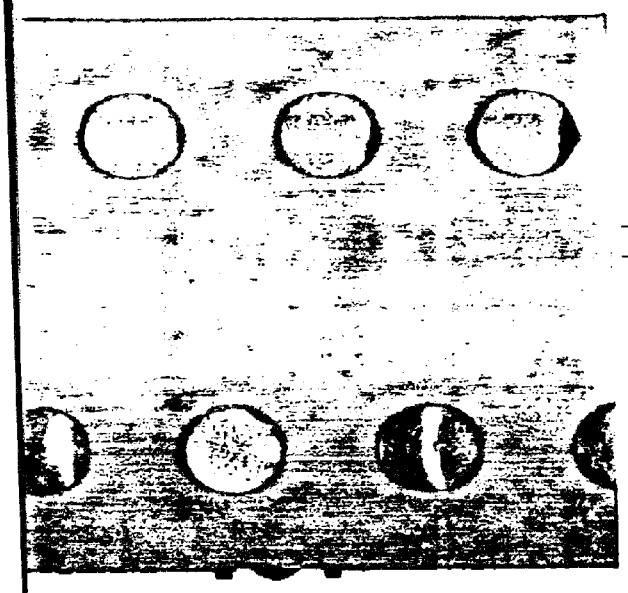
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

_____
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10406 PG 468

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	72500.00
			CON TX	268.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	277.25
			CHECK	277.25
04/04/97	01	11:11	0001	5796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0291110 IDENTIF. ↑ REFERENCE

97 APR -1, AM 11:06

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No.1136041