Box 17

WARRANTY DEED

BOOK 10421 PG 858

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashworth-Boyson Development (NAME)	same (NAME)	MAP 81-16
227 2nd Ave. North (ADDRESS)	(ADDRESS)	PARCEL 138
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	2W16750

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, Stan Roberts and Dick Walker, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashworth-Boyson Development

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:

Tract 1: (Parcel 138.01)
Being a certain tract or pracel of land described according to a survey made by James L. Murphy, Jr., Surveyor, dated June 12, 1961, as follows: Beginning at a point in the easterly margin of Eleventh Avenue North, said point of beginning being 56.50 feet north from the intersection of Eleventh Avenue North and Cheatham Street, thence North 14 deg. 30' West 51.25 feet to a point; thence North 75 deg. 30' East 67.16 feet to a point in the westerly margin of an alley; thence with the margin of said alley North 21 deg. 44' East 51.65 feet to a point; thence South 75 deg. 30' West 73.66 feet to the point of beginning.

Tract 2: (Parcel 138)
Being the westerly part of Lot No. 406 on the Plan of McGavock Wetmore & Others First Addition to Nashville, called the "Town of McGavock" a plan of which is of record in Book 21, page 23, R.O.D.C. Tennessee, described according to a survey and plat thereof made by W. B. Southgate and of record in Book 547, page 3, R.O.D.C., Tennessee.

Tract 1:
Being the same property conveyed to Stan Roberts and Dick Walker, a partnership by deed from Frank Finkelstein of record in Book 8194, page 262,

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1400 and 1404 11th Avenue North, 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 14th day of April 19 97

Stan Roberts, Partner

Dick Walker, Partner

BOOK 10421 PG 859

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, Notary of the State and County aforesaid, personally appeared Stan Roberts and Dick Walker with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be partners, the within named bargainors, a partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained, by signing as partners.

Witness my hand and seal this 14th day of April, 1997, at Nashville, Tennessee.

My Commission Expires:
5-24-97

NOTARY PUBLIC
LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public

97 APR 18 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0295857
IDENTIF. & REFERENCE

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, TN.

Tract 2:

Being the same property conveyed to Stanley Roberts and Dick Walker, by Final Decree Confirming Sale from the Clerk & Master, Chancery Court, Davidson County, Tennessee, of record in Book 8033, page 878, Register's Office for Davidson County, TN.

Stan Roberts and Stanley Roberts are one and the same person.

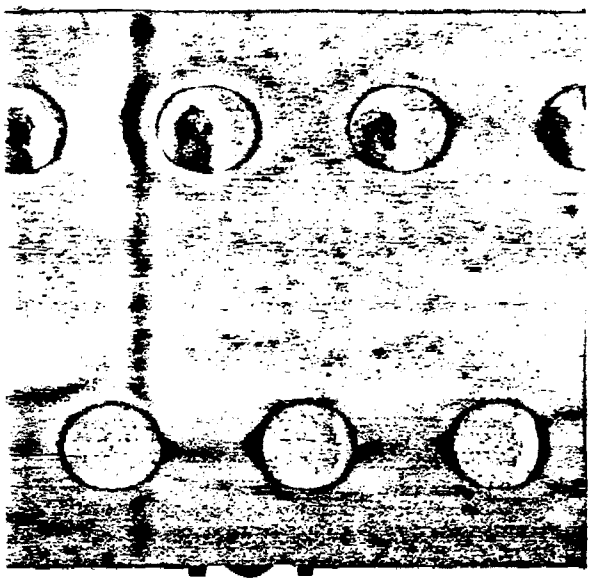
This conveyance is subject to any and all existing easements of record.

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

1032 04/18 0101 03CHECK 19.18





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

RECEIVED OF _____

FOR _____

BOOK 10421 PG 860

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	2750.00
CON TX	10.10
PRFEE	1.00
WDEED	8.00
TOTAL	19.10
CHECK	19.10

04/18/97 01 13:43 0001 1082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295857
IDENTIF. & REFERENCE

97 APR 18 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1141225