THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

RN 11436 937

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
James V. Hunt d/b/a LoBro Properties 716 Enquirer Avenue Nashville, Tennessee 37205	Same	93-06-3 109

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Anthony T. Carr, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto James V. Hunt d/b/a LoBro Properties ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me this the _____ day of _____, 1997.

NOTARY PUBLIC

My Commission expires: _____.

This is improved property located at 419 Broadway, Nashville, Tennessee 37219.

And Grantor covenants with Grantee that the Property is free from all encumbrances except real estate taxes for 1997, which have been prorated between Grantor and Grantee as of this date.

And Grantor does further covenant and bind himself, to warrant and forever defend the title to the Property to said Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 30 day of April, 1997.

Anthony T Carr
ANTHONY T. CARR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____ of said County, Anthony T. Carr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of _____, 1997.

_____
NOTARY PUBLIC

My Commission expires: 7-14-97.

S:\0645\08

EXHIBIT "A"

F-1 435-939

Land in Davidson County, Tennessee, being described as follows:

TRACT I: Being Lot No. 2 in the Subdivision of Lot No. 41 in the College Plan of Lots, and beginning on the South margin of Broad Street, at the corner of Lot No. 1 in said plan; thence, with Broad Street, West 23 feet 1 inch to the corner of Lot No. 3 in said plan; thence, at right angles southwardly 100 feet; thence, towards Cherry Street 23 feet 1 inch; thence, at right angles 100 feet to Broad Street, the beginning corner.

TRACT II: Beginning at the southeast corner of a part of said Lot conveyed by R.H. Wright and wife, to D.S. Morse, Trustee, by deed of record in Book 328, Page 428, said Register's Office; of which this is a part; thence, with the East line of said Morse Lot, northerly 8 feet to Mrs. Mary W. Bass' southeast corner, which corner is 100 feet southerly from the southerly margin of Broad Street; thence, with said Bass' South line westerly 23 feet 1 inch, more or less, to her southwest corner; thence, parallel with the first line, southerly 8 feet to the South line of said Morse Lot; thence, with said lines, easterly 23 feet 1 inch, more or less, to the beginning.

Being the same property conveyed to Anthony T. Carr by Deed from Clarence Rosenstein and wife, Sarah Rosenstein, of record in Book 9213, Page 957, Register's Office for Davidson County, Tennessee.

03000074

IDENTIFICATION REFERENCE

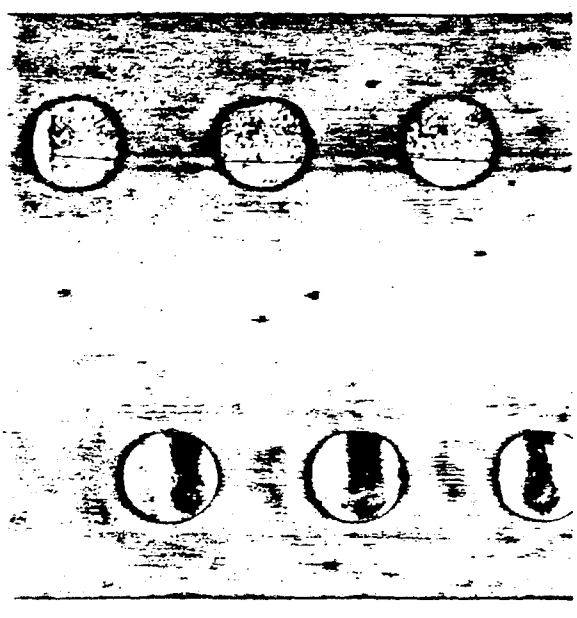
97 JAN -1 AM 11:48

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5739 05/01 0101 CASHIER 14.00

S 0645.09



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

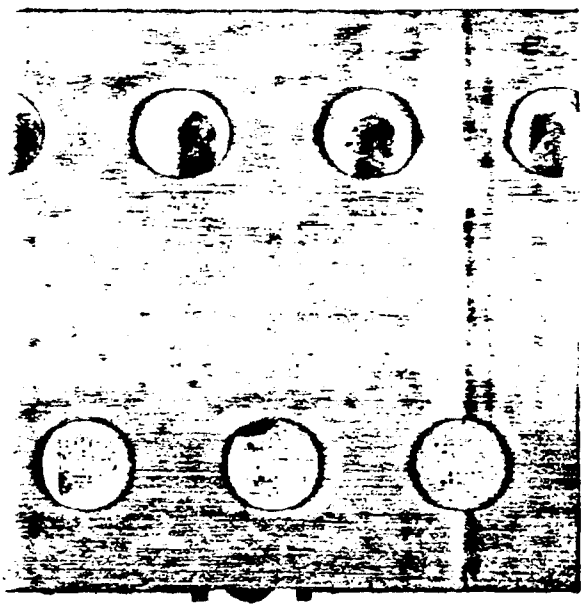
RECEIVED OF _____

FOR _____

BOOK 10436 PG 940

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 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 12.00
TOTAL 1493.00
CHECK 1493.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5739

03000074
IDENTIFICATION/REFERENCE

97 MAY -1 AM 11:48

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

No. 1145825