OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10438 PG 974

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF May, 1997.

NOTARY PUBLIC

My Commission expires: 9-18-99

THIS INSTRUMENT PREPARED BY
Samuel F. Anderson, Atty., 2016 8th Ave., S., Nashville, TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Wirt L. Piper etal (NAME)	SAME (NAME)	Map 82-13
1217 Windsor Drive (ADDRESS)	(ADDRESS)	Par. 359
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Voorhees & Voorhees, Inc.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Wirt L. Piper and wife, Sonya S. Piper and
Iron Masters, Inc.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee located in the southeasterly Quadrent of the intersection of Third Avenue North and Jackson Street, and being more particularly described as follows:

Beginning at the point of intersection of the easterly margin of Third Avenue North and the southerly margin of Jackson Street; thence with said southerly margin, North 58 deg. 17' East 60.02 feet to a point; thence leaving said southerly margin, South 31 deg. 40' East 100.00 feet to a point; thence North 57 deg. 55' East 83.97 feet to a point; thence South 31 deg. 39' East 68.50 feet to a point; thence South 58 deg. 04' West 144.00 feet to a point in the easterly margin of Third Avenue North; thence with said easterly margin, North 31 deg. 39' West 168.50 feet to the point of beginning, containing 15,850 square feet or 0.36 acre, more or less, as shown on the Survey of Barge Waggoner, Summer and Cannon dated August 15, 1986.

Being the same property conveyed to Voorhees & Voorhees, Inc. by deed from Lee A. Beaman, Trustee, with full power to convey without consent or joinder by any beneficiary or spouse, of record in Book 6961, page 388, Register's Office for Davidson County.

This is unimproved ( ) improved (X) property, known as 940-52 Third Avenue, North, Nashville, TN 37201 (House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 1st day of May, 1997.

Jacob S. VanVoorhees, Secy/Treas

Voorhees & Voorhees, Inc.

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10438 PG 975

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

0300509

IDENTIFICATION REFERENCE

PICK-UP 97 MAY -2 AM 11:11 DAVIDSON COUNTY

4204 05/02 0101 CHECK 715.70

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

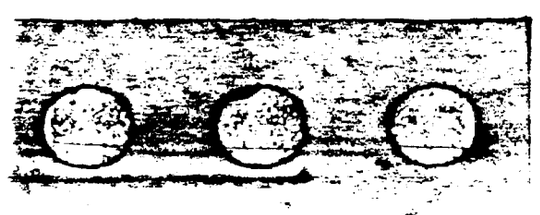
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Lucile B. Van Voorhees, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be the Secretary/Treaurer of Voorhees & Voorhees, Inc., the within named bargainor, a corporation (or partnership), and that she as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by her self as such officer (or partner).

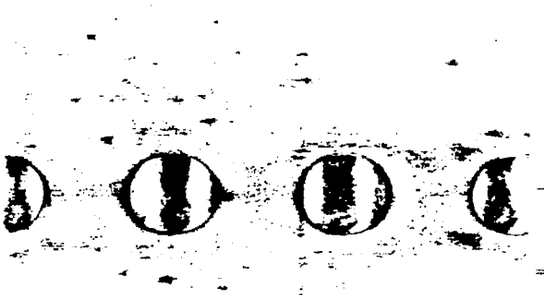
Witness my hand and official seal at office this 1st day of May, 19 97.

My Commission expires:
9-18-99

Jimmy A. Duncan
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE





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

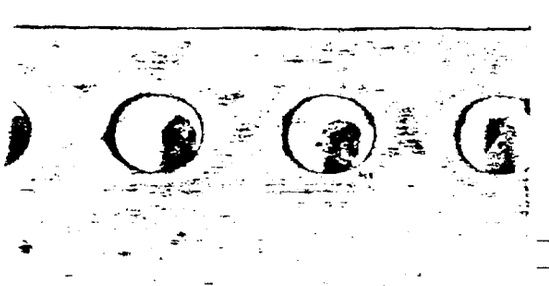
RECEIVED OF _____

FOR _____

BOOK 10438 PG 976

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

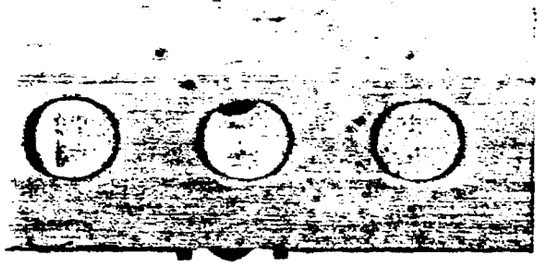
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 191000.00
CON TX 706.70
PRFEE 1.00
WDEED 8.00
TOTAL 715.70
CHECK 715.70

05/02/97 01 09:34 0001 6206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0300509
IDENTIF. & REFERENCE

97 MAY -2 AM 9:28

REGISTER
DAVIDSON COUNTY, TN.

No. 1146285