154 58 H

WARRANTY DEED

STATE OF TENNESSEE BOOK 10454 PG 518
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 243,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 5/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS HIX & GRAY, 315 Deaderick Street, Ste. 1120, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Street Investments, LLC (NAME)	Taylor Street Investments, LLC (NAME)	MAP 81-12
709 Taylor Street (ADDRESS)	709 Taylor Street (ADDRESS)	PARCEL 439
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	

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, Rodd Nelson, Trustee and Rodd Nelson, Individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Taylor Street Investments, LLC, a limited liability company

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:

Land in Davidson County, Tennessee, being Lot Number 1 on the Plan of Re-subdivision of Lot 39 and part of 37 and 41 of the North Nashville Real Estate Company's property as of record in Plat Book 6050, page 367, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Rodd Nelson, Trustee, by deed from Dominion Asset Management in Tennessee, Inc. of record in Book 8519, page 592, Register's Office for Davidson County, Tennessee. NOTE: A Trust Agreement was never created, therefore Rodd Nelson joins in this conveyance individually to convey all interest he may have in the property.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1997 taxes, prorated and assumed by the Grantee(s); all matters as shown on the plan of record in Book 6050, page 367, said Register's Office; any and all easements located on the premises; party wall for use in common with owner(s) of attached and appurtenant improvements; and parties in possession.

97 MAY 14 PM 3:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0305001

unimproved ( )
This is improved (X) property, known as 709 Taylor Street, Nashville, TN 37208
(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 13th day of May 19 97

Rodd Nelson, Trustee

Rodd Nelson, Individually

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 Rodd Nelson

the 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 and official seal at Nashville, Tennessee, this 13th day of May 19 97.

Commission expires 1/29/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rodd Nelson with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor as such Trustee.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of May 19 97.

My commission expires 1/29/2000

Notary Public

WARRANTY DEED

FROM

Rodd Nelson

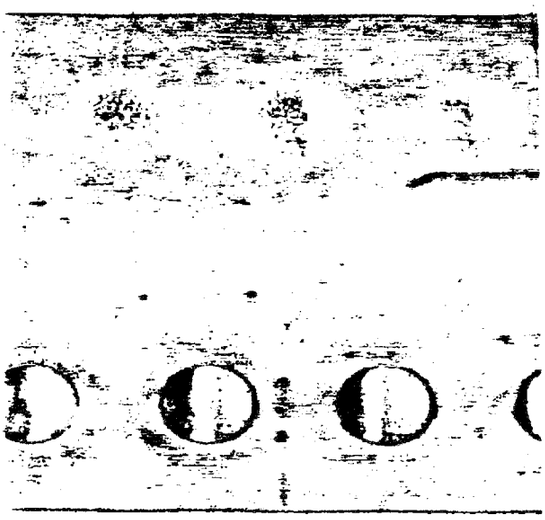
TO

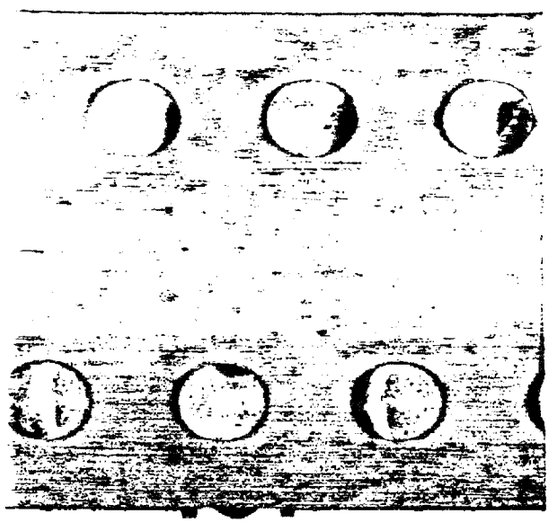
Taylor Street Investments, LLC

RETURN TO:

Combos Hix & Gray
315 Deaderick St. Ste. 1120
Nashville, TN 37238

1134 05/14 0101 03MEEK
20.00





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

RECEIVED OF _____

FOR _____

BOOK 10454 PG 520

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
243250.00
CON TX 900.03
PRFEE 1.00
WDEED 8.00
TOTAL 909.03
CHECK 909.03

05/14/97 01 15:20 0001 1134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305001
IDENTIF. & REFERENCE

97 MAY 14 PM 3:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1151159