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This Instrument Was Prepared By:
Alfred E. Abbey
Trabue, Sturdivant & DeWitt
2500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 10458 PG 922

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel Nos.:**
Michael D. Shmerling & Co., L.L.C.	(Same)	92-12-299
141 Carnavon Parkway		92-12-300
Nashville, TN 37205		92-12-301
		92-12-509

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PATRICIA WERTHAN UHLMANN and JONI P. WERTHAN (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to MICHAEL D. SHMERLING & CO., L.L.C. (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

TRACT NO. I:

Being parts of Lots Nos. 169 and 170 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 169 and 170 front together 100 feet on the northerly side of Church Street, as widened, and run back between parallel lines, with the easterly margin of 18th Avenue North, 162.5 feet to an alley.

Being the same property conveyed to Joe Werthan by deed from George D. Key, Jr., unmarried, of record in Book 1580, page 309, Register's Office for Davidson County, Tennessee, the said Joe Werthan having since died, and having devised property to Howard M. Werthan by will of record in Will Book 89, page 148, Probate Court for Davidson County, Tennessee, and the said Howard M. Werthan having predeceased the said Joe Werthan leaving Patricia Werthan Uhlmann and Joni P. Werthan as his only surviving issue, as set out in an affidavit of heirship, of record in Book 5048, page 897, said Register's Office.

This is unimproved property.

TRACT NO. II:

Parcel One

Being part of Lot No. 168 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 168 fronts 50 feet on the northerly side of Church Street, as widened, and runs back between parallel lines 162.5 feet to an alley.

This is improved property known as 1718 Church Street, Nashville, Tennessee 37203.

Parcel Two

Being Lot No. 189 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 189 fronts 50 feet on the southerly margin of State Street and runs back 170 feet with the easterly margin of 18th Avenue North to an alley on which it measures 50 feet.

This is unimproved property.

The above-described Parcels One and Two being the same property conveyed to Patricia Werthan Uhlmann and Joni P. Werthan by quitclaim deed from NationsBank of Tennessee, N.A., Trustee, of record in Book 10410, page 385, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (i) taxes for the current year which have been prorated and assumed by Grantee, (ii) such matters as an accurate survey would show, and (iii) rights of tenants under leases which have been assigned to Grantee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 12 day of May, 1997.

Patricia Werthan Uhlmann

Joni P. Werthan

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Patricia Werthan Uhlmann, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of May, 1997.

Notary Public

My Commission Expires: May 23, 1998

BOOK 10453 PG 924

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Joni P. Werthan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of May, 1997.

Notary Public

My Commission Expires: May 23, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 870,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of May, 1997.

Notary Public

My Commission Expires: 7/25/98

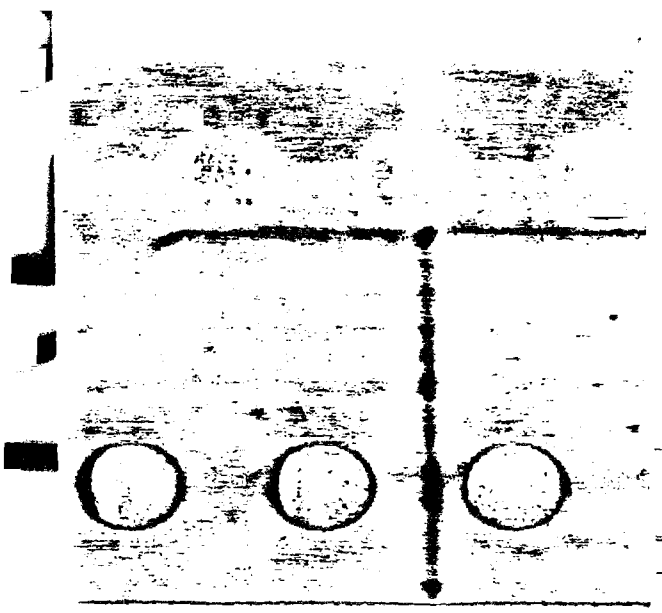
0306385

97 MAY 19 PM 1:00

DAVIDSON COUNTY, TN.

25.1 05/19 1:00 03.00 K 2:22:00

104250



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

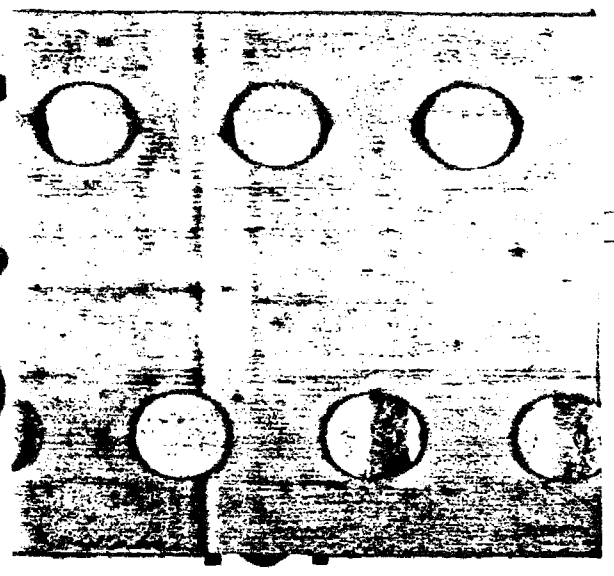
RECEIVED OF _____

FOR _____

Book 10458 Pg 925

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



CAHT
870000.00
CON TX 3219.00
PRFEE 1.00
WHEED 12.00
TOTAL 3232.00
CHECK 3232.00

05/19/97 00 1:107 0401 2451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306385
IDENTIF. A REFERENCE

97 MAY 19 PM 4:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1152656