This deed prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BOOK 10461 PG 425

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Charles J. Waterston	Same	Map 83-9
1006 Forrest Avenue		Par 130
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Tennessee Investment Ltd., a Tennessee partnership whose partners are Charles J. Waterston, Paul B. Boyd, Jr., Francis G. Kaylor and David R. Richardson, (the "Grantor"), has this day bargained and sold, and hereby transfer and convey to Charles J. Waterston and wife, Peggy F. Waterston, (the "Grantee"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 19 on the plan of the second resubdivision of the Bransford-McWhirter Subdivision of the Allison Place as of record in Book 332, page 20, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 19 fronts 50 feet on the southerly side of Forrest Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Tennessee Investment Ltd., a Tennessee Partnership, by deed from Mark A. Parrish and wife, Evelyn K. Parrish, of record in Book 8015, page 209, said Register's Office.

This is improved property known as 1006 Forrest Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantee, their heirs and assigns, forever.

And grantor, covenants with the said grantee, that it is lawfully seized and possessed of said land in fee simple; that it has a good right to convey it, and that the same is unencumbered.

And grantor, further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the partnership has caused its name to be signed hereto by its partners, this 2ND day of ~~February~~ MAY, 1997.

BOOK 10461 PG 426

TENNESSEE INVESTMENT LTD.

PAUL B. BOYD, JR.

FRANCIS G. KAYLOR

DAVID R. RICHARDSON

CHARLES J. WATERSTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

3369 05/21 0101 01

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles J. Waterston, David R. Richardson, Francis G. Kaylor and Paul B. Boyd, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the partners of Tennessee Investment Ltd., the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as partners.

Witness my hand, and official seal at office, in Nashville, Tennessee, this 2nd day of ~~February~~ MAY, 1997.

NOTARY PUBLIC
My Commission Expires Jan. 27, 2001

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $6,700.00.

AFFIANT

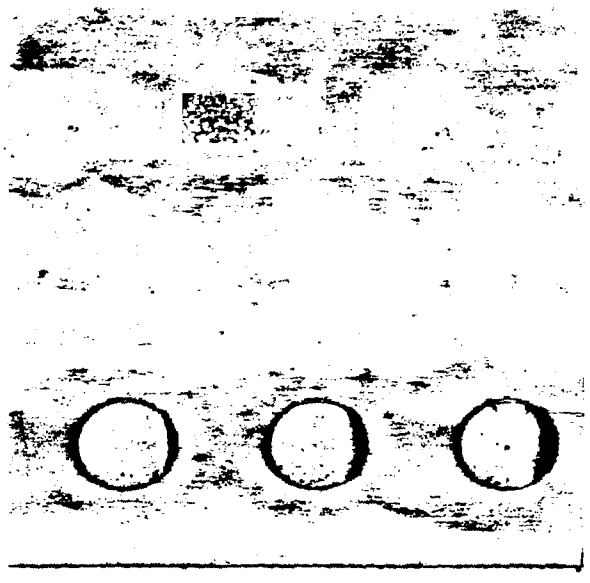
Subscribed and sworn to before me, this 16TH day of ~~February~~ MAY, 1997.

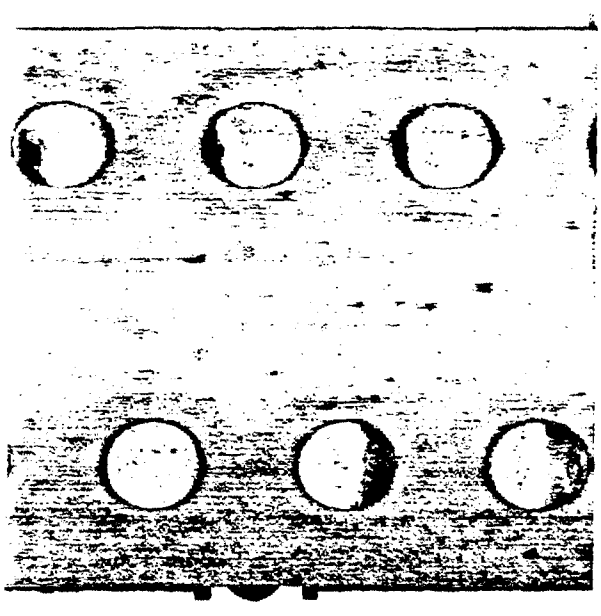
NOTARY PUBLIC
My Commission Expires NOV. 27, 1999

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IDENTIFICATION

PICK-UP





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10461 PG 427

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	6700.00
CON TX	24.79
PRFEE	1.00
WDEED	8.00
TOTAL	33.79
CHECK	33.79

05/21/97 01 11:18 0001 356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307044

IDENTIFICATION REFERENCE

97 MAY 21 AM 11:17

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1153370