File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 10462 PG 859

#14660

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GANGAWARE, JONES & RICHARDSON	NEW OWNER	Map 118-5
(NAME)	(NAME)	
4845 Manassas Drive		Par. 5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		F.B. 24W13920
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, SUE W. MCGAUGHY AKIN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GANGAWARE, JONES & RICHARDSON, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 No. 144 and the easterly 7 feet of Lot No. 143 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said lot and part of lot adjoin and front together 84 feet on the southerly side of Cedar Lane and run back 132 feet on the easterly line along the westerly margin of Granny White Pike or 12th Avenue South, and 138 feet on the westerly line, to the northerly margin of a 12-foot alley taken from the south of said lots by Ordinance No. 659 of the City Council of City of Nashville, on which alley they measure 84.5 feet.

Being the same property conveyed to Sue W. McGaughy by Installment deed from A.U. Nunley and wife, Ada Eaker Nunley of record in Book 1779, page 358, said Register's Office. Sue W. McGaughy is now known as Sue W. McGaughy Akin.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 10, said Register's Office.

0307482
IDENTIF. ↑ REFERENCE

97 MAY 22 AM 10:29
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

3843 05/22 0101 03CHECK 453.00

unimproved ( )
This is improved (XX property, known as 1201 Cedar Lane, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of May, 19 97

Sue W. McGaughy Akin
SUE W. MCGAUGHY AKIN

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10462 PG 860

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUE W. MCGAUGHY AKIN

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand at office, this 20th day of May, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 97.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

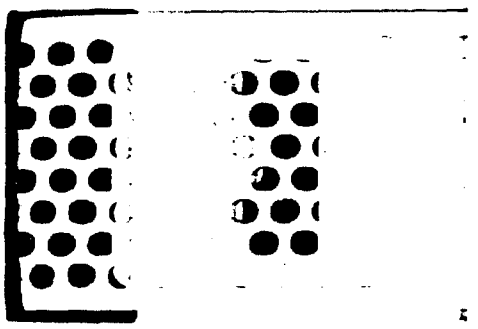
Notary Public

WARRANTY DEED

FROM SUE W. MCGAUGHY AKIN

TO GANGAWARE, JONES & RICHARDSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



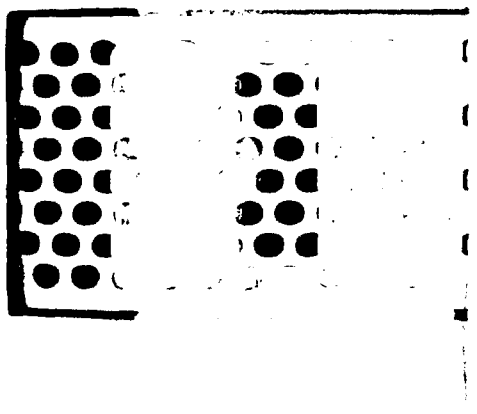
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10462 PG 861

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



0307482
IDENTIF. # REFERENCE

97 MAY 22 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
TOTAL 453.00
CHECK 453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/97 01 10:33 0001 3843

No. 1153841