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This instrument was prepared by:
C. Mark Carver
Farris, Warfield & Kanaday, PLC
Suite 1900, SunTrust Center
424 Church Street
Nashville, Tennessee 37219

BOOK 10465 PG 465

SPECIAL WARRANTY DEED AS TO ONE-HALF UNDIVIDED INTEREST AND GENERAL WARRANTY DEED AS TO ONE-HALF UNDIVIDED INTEREST

FROM: **NationsBank of Tennessee, N.A.**, Successor Trustee under the Will of Joseph Moore Warren, III, as to an undivided 12/24 interest; **Albert Nisley**, as to an undivided 6/24 interest; **Hilda Warren**, as to an undivided 3/24 interest; and **William V. Lashlee, Jr., Sarah Elizabeth Lashlee, Edward Corder Lashlee and David Warren Lashlee**, as to an undivided 3/24 interest (the "Grantors")

TO: **Joseph A. Daugherty and Connie Daugherty as to an undivided 90% interest and Michael Condray as to an undivided 10% interest**
(the "Grantees")

Address New Owner as Follows:	Name and Address of the Person or Entity Responsible for Payment of Taxes:	Map-Parcel Numbers:
Joseph A. Daugherty and Michael Condray 913 20th Avenue S. Number 34 Nashville, TN 37212	Same	93-5-4-32

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Forty Thousand and No/100 Dollars ($340,000.00).

Connie Daugherty
Affiant

SUBSCRIBED AND SWORN TO before me, this the 23 day of May, 1997.

Denise M. Kaumeyer
Notary Public

My Commission Expires: 3/25/2000

FOR AND IN CONSIDERATION OF the sum of Three Hundred Forty Thousand and No/100 Dollars ($340,000.00), the receipt and sufficiency of which are hereby acknowledged, **NationsBank of Tennessee, N.A.**, Successor Trustee under the Will of Joseph Moore Warren, III, as to an undivided 12/24 interest; **Albert Nisley**, as to an undivided 6/24 interest; Hilda Warren, as to an undivided 3/24 interest; and **William V. Lashlee, Jr., Sarah Elizabeth Lashlee, Edward Corder Lashlee and David Warren Lashlee**, as to an undivided 3/24 interest (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Joseph A. Daugherty and Connie Daugherty as to an undivided 90% interest and**

Michael Condray as to an undivided 10% interest (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 162 Eighth Avenue, North, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

NationsBank of Tennessee, N.A., Successor Trustee under the Will of Joseph Moore Warren, III, as to an undivided 12/24 interest covenants with Grantees that Grantor is lawfully seized and possessed of a 12/24 undivided interest in the Property in fee simple, has good right to convey such interest, and that such interest is unencumbered and unrestricted by, through or under NationsBank of Tennessee, N.A., as Successor Trustee under the Will of Joseph Moore Warren, III, except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject. NationsBank of Tennessee, N.A., as Successor Trustee under the Will of Joseph Moore Warren, III, does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under NationsBank of Tennessee, N.A., as Successor Trustee under the Will of Joseph Moore Warren, III, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject. It is understood that NationsBank makes the foregoing covenants and warranties solely in its capacity as Trustee under the Will of Joseph M. Warren, III, and NationsBank shall have no liability whatsoever under such covenants and warranties except in its capacity as Trustee for such Trust. By accepting this Deed, Grantees acknowledge their agreement that Grantor will look solely to the assets of such Trust to meet any obligations of NationsBank hereunder, and will not sue or make any claim against NationsBank except in its capacity as Trustee under the Will of Joseph M. Warren III.

The remaining Grantors (excluding NationsBank) **Albert Nisley**, as to an undivided 6/24 interest; **Hilda Warren**, as to an undivided 3/24 interest; and **William V. Lashlee, Jr., Sarah Elizabeth Lashlee, Edward Corder Lashlee and David Warren Lashlee**, as to an undivided 3/24 interest, do covenant with Grantees that such Grantors are lawfully seized and possessed of the undivided interest in the Property set forth above in fee simple, that each of them has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Such remaining Grantors (excluding NationsBank) further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands effective the 23rd day of May, 1997.

NationsBank of Tennessee, N.A., as Successor Trustee under the Will of Joseph Moore Warren, III, as to an undivided 12/24 interest

By: Thomas A. Allen

Title: Vice President

Albert W. Nisley

Albert W. Nisley as to an undivided 6/24 interest

Hilda J. Warren

Hilda Warren as to an undivided 3/24 interest

William V. Lashlee

William V. Lashlee, Jr. as to his portion of an undivided 3/24 interest

Sarah Elizabeth Lashlee by William V. Lashlee, Jr.

Sarah Elizabeth Lashlee, by William V. Lashlee, Jr. by Limited Power of Attorney dated March 31, 1997, as to her portion of an undivided 3/24 interest

Edward Corder Lashlee by William V. Lashlee, Jr.

Edward Corder Lashlee (a/k/a Corey Lashlee), by William V. Lashlee, Jr. by Limited Power of Attorney dated March 31, 1997, as to his portion of an undivided 3/24 interest

David Warren Lashlee

David Warren Lashlee, as to his portion of an undivided 3/24 interest

This Deed has been prepared by Farris, Warfield & Kanaday, PLC ("FWK") based solely upon information furnished by Grantors and Grantees. FWK has not undertaken to independently verify any statement, fact, description of other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer a Notary Public of said County and State, personally appeared Thomas A. Hilen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President (or other officer authorized to execute the instrument) of NATIONSBANK OF TENNESSEE, N.A., Successor Trustee under the Will of Joseph Moore Warren, III, as to an undivided 12/24 interest, the within named bargainor, a national banking association, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as Vice President.

Witness my hand and seal, at Office in Nashville, this 23 day of May, 1997.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer a Notary Public of said County and State, Albert Nisley, as to an undivided 6/24 interest, the within named 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, at Office, this 23 day of May, 1997.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer a Notary Public of said County and State, Hilda Warren, as to an undivided 3/24 interest, the within named 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, at Office, this 23 day of May, 1997.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, William V. Lashlee, Jr., individually, under power of attorney for Sarah Elizabeth Lashlee, and under power of attorney for Edward Corder Lashlee (a/k/a Corey Lashlee), as to their respective portions of an undivided 3/24 interest, the within named 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, at Office, this 23 day of May, 1997.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer a Notary Public of said County and State, David Warren Lashlee, as to his portion of an undivided 3/24 interest, the within named 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, at Office, this 23 day of May, 1997.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/25/2000

0308330
IDENTIF. & REFERENCE

97 MAY 23 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4790 05/23 0101 03CHECK 1287.00

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being part of Lot No. 151 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the easterly margin of 8th Avenue North, formerly Spruce Street, as widened, at a point 85 feet 8.2 inches, more or less, north of the northerly margin of Commerce Street, said point being the northwest corner of the property conveyed to M.S. and L. Lebeck by deed from Robert Vaughn, Clerk and Master of record in Book 452, page 404, Register's Office for said County; thence with the easterly margin of said Avenue, northwardly 71 feet, more or less, to the southwest corner of the Robert's property; thence with said Robert's southerly line eastwardly 160 feet, more or less, to the westerly margin of an alley; thence with said alley southwardly 71 feet, more or less, to the northeast corner of said Lebeck's property; thence with Lebeck's northerly line westwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to Joe M. Warren, Jr. by deed from The Vanderbilt University, a corporation of record in Book 1194, page 103, Register's Office, Davidson County, Tennessee, the said Joe M. Warren, Jr. having since died. By Will of Joe M. Warren, Jr. of record in Will Book 59, page 195, Probate Court Davidson County, Tennessee, property was devised to his four children, Joe M. Warren, III, Henry B. Warren, James B. Warren and Margaret Warren Nisley. By deed of record in Book 1538, page 153, Davidson County, Tennessee, James B. Warren conveyed his interest to Henry B. Warren. By deed of record in Book 2284, page 115, Register's Office, Davidson County, Tennessee, Henry B. Warren and wife, Lillian Warren conveyed a 1/4 undivided interest to Joe M. Warren. The said Henry Bruce Warren has died and devised his 1/4 interest in said property to Lillian Alfson Warren as to a 1/12 interest, and Yvonne Alfson Warren and Spencer Alfson Warren as to be 1/12 interest each to be held in trust by their mother, Lillian Alfson Warren, Trustee of record in Will Book 73, page 184, Probate Court for Davidson County, Tennessee. The said Joseph M. Warren, III, has also since died and his 1/2 interest in said property was devised to Third National Bank as Trustee of record in Will Book 92, page 175, Probate Court for Davidson County, Tennessee. Elizabeth Warren Connally, as sole adult beneficiary under said trust appointed Commerce Union Bank, now NationsBank of Tennessee, as Successor Trustee of record in Book 5801, page 228, R.O.D.C., Tn.

EXHIBIT B

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Encumbrances

1. The lien for 1997 taxes which have been prorated and will be paid by Grantees.

2. Rights of others in and to party walls.

3. Applicable zoning ordinances and regulations, public utility easements, railroad rights-of-way, rights-of-way for public roads, building restrictions and setback lines.

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

RECEIVED OF _____

FOR _____

BOOK 10465 PG 472

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	
	340000.00
CON TX	1258.00
PRFEE	1.00
WDEED	28.00
TOTAL	1287.00
CHECK	1287.00

05/23/97 01 15:48 0001 4790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308330
IDENTIF. & REFERENCE

97 MAY 23 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 11 [illegible] 7