41

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BROADWAY PROPERTIES, L.P. 1625 Broadway Nashville, TN 37203	SAME	Map: 130-11 Par: 24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $230,000.

SUBSCRIBED AND SWORN to before me this 11th day of June, 1997.

Notary Public

My Commission Expires:
5/30/99

97 JUN 13 PM 3:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0315901
IDENTIFICATION REFERENCE

FOR AND IN CONSIDERATION of the sum of Two Hundred, Thirty Thousand No/100 Dollars ($230,000.00), the receipt of which is hereby acknowledged, I, RUTH E. SHOLARS, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto BROADWAY PROPERTIES, L.P., "GRANTEE", its successors and assigns, certain real estate, in Davidson County, Tennessee, more particularly described as follows:

Being Lot NO. 3 on the Revised Plat of he New Golf club Subdivision, as of record in Book 421, page 185, Register's Office for Davidson County, Tennessee being part of Lot NO. 11 on the Original Plan of said property, as of record in Book 421, page 104, said Register's Office.

Said Lot No. 3 fronts 100 feet on the westerly side of Lynnwood Boulevard and run back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Ruth E. Sholars, by deed from Buford Sweeney and wife, Lillie G. Sweeney, of record in Book 2296, page 292, Register's Office for Davidson County, Tennessee. The said Ruth E. Sholars being one and the same person as Ruth Eastman Sholars. Ruth Eastman Sholars has been declared incompetent and Warner McNeilly, III and Henrietta Sholars were appointed co-conservators.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. 1997 taxes, which have been prorated and assumed by GRANTEE.

2. Easement for sanitary sewer granted City of Belle Meade in Book 5787, page 400, R.O.D.C.

GRANTOR further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS my hand this 11th day of June, 1997.

RUTH E. SHOLARS

By: Henrietta Sholars
HENRIETTA SHOLARS, Co-Conservator
for the property of Ruth E. Sholars

By: _____
W. WARNER MCNEILLY, III, Co-Conservator
for the property of Ruth E. Sholars

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henrietta Sholars, as Co-Conservator for the property of Ruth E. Sholars, 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, as co-conservator, for the purposes therein contained.

WITNESS my hand and official seal at San Francisco, California, this 4th day of JUNE, 1997.

Carmen R. Meraza
Notary Public CARMEN R. MERAZA
State of California

My Commission Expires:

October 9th, 1999.

CARMEN R. MERAZA
COMM # 1074798
Notary Public - California
SAN FRANCISCO COUNTY
My Comm. Expires OCT. 9, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3041 06/13 0101 03CHECK 860.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. Warner McNeilly, III, as Co-Conservator for the property of Ruth E. Sholars, 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, as Co-Conservator, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of June, 1997.

Misty Dorsey
Notary Public

My Commission Expires:

1-17-99

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

RECEIVED OF _____

FOR _____

BOOK 10492 PG 443

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 230000.00
CON TX 851.00
PRFEE 1.00
WDEED 8.00
TOTAL 860.00
CHECK 860.00

06/13/97 01 15:20 0001 3041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0315901
IDENTIF. # REFERENCE

97 JUN 13 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1162928