WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10532 PG 212

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July 19 97

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis Farrell, III (NAME)	Same as New Owner (NAME)	104-05-0 059.00
3636 Murphy Road (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Estate of Hilmar Kleeman, Jean Fallon Kleeman, Executrix and Sole Devisee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louis Farrell, III and wife, Eleanor J. Ambrose

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Nos. 3 and 4 on the Plan of West Grove Subdivision, as of record in Book 421, page 85, Register's Office for said County, and described as follows:

Beginning at the point of intersection of the northeasterly margin of 37th Avenue North, and the northwesterly margin of Murphy Road, formerly Minnesota Avenue; thence with the said margin of Murphy Road, northeasterly 100 feet to a point; thence northwesterly with the common line between Lot No. 3 and Lot No. 2 on said Plan, 164.4 feet, more or less, to the southeasterly margin of an alley; thence with the margin of said alley, southwesterly 100 feet to a point in the northeasterly margin of 37th Avenue North; thence with said margin of 37th Avenue North, 164.4 feet to the point of beginning.

Being the same property conveyed to Town & Country Cleaners, Inc., formerly known as Halo Cleaners, Inc., by deed from A. Lee Henderson, unmarried, of record in Book 5887, page 120, Register's Office, Davidson County, Tennessee. The said Town & Country Cleaners, Inc. was administrately dissolved on February 21, 1992, leaving title to the above described property vested in its sole shareholder, Hilmar Kleeman. The said Hilmar Kleeman died testate on November 18, 1994. Jean Fallon Kleeman was appointed Executrix by order of the Probate Court for Davidson County, Tennessee and is authorized to execute this deed pursuant to the provisions and powers enumerated in the Last Will and Testament of Hilmar Kleeman (94P-1932 Probate Court Clerks Office for Davidson County, Tennessee). The said Jean Fallon Kleeman is also the sole devisee under the said Last Will and Testament.

---Continued---

unimproved ( )
This is improved (X) property, known as 3636 Murphy Road, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 14th day of July 19 97

Estate of Hilmar Kleeman
By: Jean Fallon Kleeman
Jean Fallon Kleeman, Executrix and Sole Devisee

BOOK 10532 PG 213

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

97 07/17 0101 03CHECK 989.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Fulton Kleeman, Executrix and Sole Devisee for the Estate of Hilmar Kleeman, the bargainor(s), 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 14th day of July, 1997.

STEVEN G. MAYNARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

My Commission Expires:_____

Continuation of legal description----

This conveyance subject to easements for certain cut and full slopes, gutters and simular matters reserved in the deed to L. P. Thweatt of record in Book 1174, page 58, Register's Office for said County.

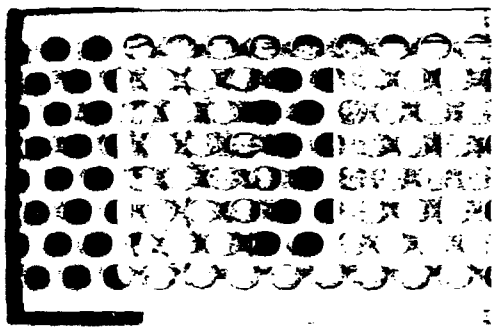
The legal description contained herein is the same as in the previous deed of record.

IDENTIFICATION REFERENCE

97 JUL 17 AM 8:45

REGISTER
DAVIDSON COUNTY, TN

032734



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

RECEIVED OF _____

FOR _____

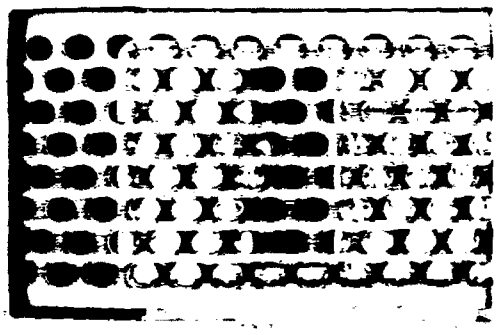
BOOK 10532 PG 214

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
265000.00
CON TX 980.50
PRFEE 1.00
WDFEE 8.00
TOTAL 989.50
CHECK 989.50
07/17/97 01 08:43 0001 5525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03272314
IDENTIFICATION REFERENCE
97 JUL 17 AM 8:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1175238