File 34882 File Box 9B
(First Title & Escrow)

This Instrument Was Prepared By:
Alfred E. Abbey, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

P.B. 10589 P.G. 673

Address New Owner(s):	Send Tax Bills to:	Tax Information:
P.H., Inc.	New Owner	Map: 148
948 Richards Road		Parcel: 86
Antioch, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HERBERT M. SHAYNE, TRUSTEE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to P.H., INC., a Tennessee corporation ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of Auto Mart Subdivision, as of record in Book 5210, Page 64, amended in Book 6622, Page 833, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Herbert M. Shayne, Trustee, by deed from Clinton Realty Company, a Tennessee corporation, of record in Book 6067, Page 701, Register's Office for Davidson County, Tennessee.

This is improved property known as 948 Richards Road, Antioch, Tennessee, 37013.

The above-described property is conveyed SUBJECT TO the following:

(1) All matters appearing on the plan of record in Book 5210, Page 64, amended in Book 6622, Page 833, Register's Office for Davidson County, Tennessee.

(2) Easement of record in Book 6872, Page 635, said register's office.

(3) Such matters as an accurate survey would show.

(4) Taxes for 1997 which are assumed by Grantee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that he, as trustee, 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 above set out. Grantor, as trustee, further covenants and binds himself, his successors and assigns in trust, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 1997.

Herbert M. Shayne Trustee
HERBERT M. SHAYNE, TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Herbert M. Shayne, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as such trustee, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 1997.

Notary Public

My Commission Expires: 9/23/2001

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me,
this 27th day of August, 1997.

Notary Public

My Commission Expires: 9/23/2001

03434 76

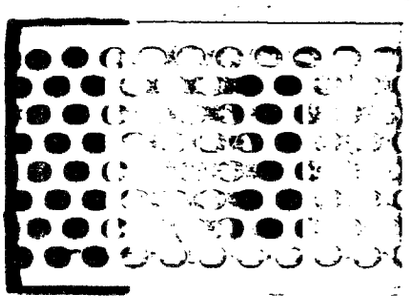
IDENTIFICATION REFERENCE

97 SEP -2 AM 11:02

REGISTER
DAVIDSON COUNTY, TN.

3247 09/02 0101 03CHECK 786.00

115410



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

RECEIVED OF _____

FOR _____

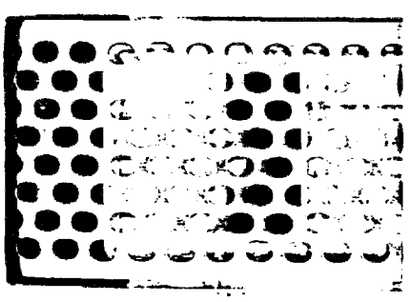
BOOK 10589 PG 675

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 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 8.00
TOTAL 786.00
CHECK 786.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/02/97 01:04 0001 3247



0343476
IDENTIF. & REFERENCE

97 SEP -2 AM 11:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1192738