FORM NO WD-1

FILE NO. 35995
FILE BOX "7"

BOOK 10620 PG 301

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant: Lindsey K Tays

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KEITH TAYS (NAME)	S A M E (NAME)	MAP 106-1
407 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCELS 108, 109 and 119
Nashville, TN 37210 (CITY) (STATE) (PO 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, WE I, MARY LUCILLE KERR, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH TAYS also known as LINDSEY K. TAYS

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Mary Lucille Kerr by deed from CONCEPT 2000, INC., of record in Book 9346, page 561, Register's Office for Davidson County, Tennessee.

97 SEP 24 PM 3:04
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03511973

This is unimproved / X improved property, known as 407 Murfreesboro Road, Nashville, Tennessee 37210
(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 23rd day of September, 19 97

Mary Lucille Kerr

MARY LUCILLE KERR

STATE OF TENNESSEE }
Davidson County }

BOOK 10620 PG 302

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARY LUCILLE KERR, A Widow

the 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 and official seal at Nashville, Tennessee, this 23rd day of September, 19 97

Notary Public

Commission Expires 11/28/98

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

EXHIBIT A

Four Tracts of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Being Lots No. 3 and 4 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of the Nance Lands as of record in Book 161, page 95, Register's Office for said County, and more fully described as follows:

SAID Lots Nos. 3 and 4 front together 100 feet on the southerly side of Murfreesboro Pike, as widened and run back between parallel lines, 165 feet to an alley.

TRACT II:

BEING part of Lot No. 14 on the Plat of Minton's Subdivision of certain lots of the Nance Lands, of record in Book 161, page 95, Register's Office for said County.

SAID part of said lot fronts 39.5 feet on the easterly side of Nance Lane (formerly Hales' Avenue) and runs back between lines, 214.8 feet on the northerly line and 198 feet, more or less, on the southerly line to a dead line in the rear, on which it measures 40 feet, more or less, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Nance Lane at a point five feet northwardly of the southwesterly corner of Lot 14 as shown on said recorded plat (being the northwesterly corner of the tract conveyed by Alice Cashion et vir, and J. Campbell Jenkins et ux to L. P. Greshamand wife Martha Gresham, by deed dated May 7, 1952, of record in Book 2045, page 469, Register's Office for said County) thence eastwardly 198 feet, more or less, to a point 18 feet northwardly from the southerly line of Lot 14 (being a point in the westerly margin of the tract conveyed to Mercury Courts, Inc., by deed of record in Bok 2044, page 48, Register's Office for said County); thence northwardly with the Mercury Court, Inc., line 40 feet more or less, to the northerly line of Lot 14 as shown on said recorded plat; thence westwardly 214.8 feet to a point in the easterly margin of Nance Lane, being the northwesterly corner of Lot No. 14, as shown on said recorded plat; thence with the easterly margin of Nance Lane, southwardly 39.5 feet to the point of beginning.

TRACT III:

BEING the westerly 25 feet of Lot No. 5 on the Map of Minton's Subdivison of Lots No., 1, 5 and 6 of Nance Lands, of record in Book 161, page 95, Register's Office for said County.

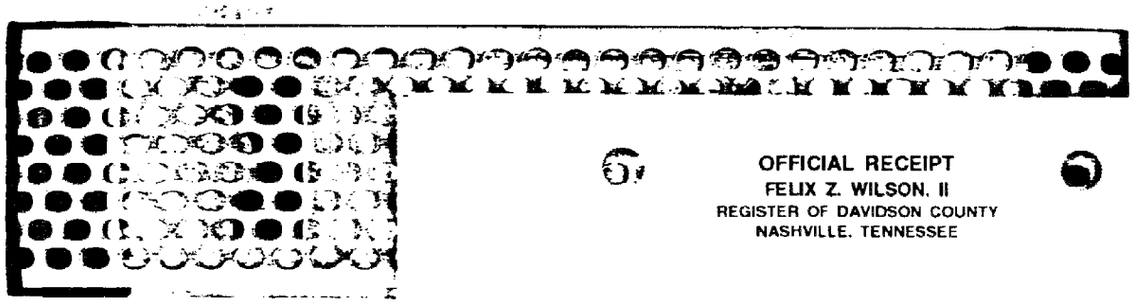
SAID Part of said Lot No. 5 fronts 25 feet on the south side of Murfreesboro Pike, as widened, by decree of record in Minute Book 56, page 346, of the Second Circuit Court of said County, and runs back between lines 165 feet, more or less, to an alley.

TRACT IV:

BEING all that portion of Lot 2 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of the Nance Lands as of record in Book 161, page 95, Register's Office for said County, except a strip along the front of said lot taken for the widening of Murfreesboro Pike, and in addition to said lot that portion of a 16 foot alley, now closed, lying immediately in the rear of said lot.

SAID property fronts 50 feet on the southerly side of Murfreesboro Pike, as widened, and runs back between parallel lines, 181 feet to a dead line on which it measures 50 feet.

REC'D 09/24 0101 OCHEEK 938.0



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

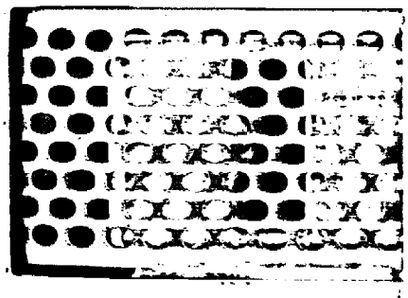
BOOK 10620 PG 304

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	
	250000.00
CON TX	925.00
PRFEE	1.00
WDEED	12.00
TOTAL	938.00
CHECK	938.00

09/24/97 01 15:06 0001 2320



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351973
IDENTIF. & REFERENCE

97 SEP 24 PM 3:04

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

No.1201709