This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 10645 PG 612

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Charles Stubblefield, William E. Swaby, & Stacy A. Swaby 715 Poplar Avenue Nashville, TN 37210	Same	Map 106-7, Parcel 8

9762 10/14 0101 [illegible]

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **BIRMINGHAM-NASHVILLE EXPRESS, INC.**, a Tennessee corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto **CHARLES P. STUBBLEFIELD as to a 50% undivided interest, WILLIAM E. SWABY as to a 25% undivided interest, and STACY A. SWABY as to a 25% undivided interest**, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being parts of Lots Nos. 63 and 64 and parts of Elmwood Avenue, now closed, on the Map of W. B. Baird's Subdivision of Oakland, as of record in Book 332, page 120, Register's Office for said County, described together as follows:
>
> BEGINNING at a point on the southerly margin of Poplar Avenue at the corner of Lots Nos. 53 and 63 on said plan; thence with the line between Lots Nos. 52, 53, 63, and 64, southwestwardly 105 feet to the northwest corner of the property conveyed to the State of Tennessee by deed from Inter-State Construction Company of record in Book 2999, page 359, said Register's Office; thence with said State's northern boundary line, northeastwardly 225 feet to a point on the south margin of said Poplar Avenue; thence northwestwardly 200 feet, more or less, to the beginning.
>
> BEING the same property conveyed to Birmingham-Nashville Express, Inc., by deed from Paul Edward Heer and Daniel Dunn Singelyn of record in Book 5283, page 41, Register's Office for Davidson County, Tennessee.

164074 - 1

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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, theirs heirs and assigns, forever. Grantor does covenant with said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for (a) 1997 ad valorem taxes for the County of Davidson and the City of Nashville which are a lien against the property, but not yet due and payable, (b) all matters shown on the plan of record in Book 332, page 120, Register's Office for Davidson County, Tennessee, (c) lack of direct access to I-40 from the subject property, such right of access having been granted to the State of Tennessee by deed of record in Book 2999, page 359, said Register's Office, (d) applicable building and zoning regulations, (e) such state of facts as an accurate survey would disclose, and (f) all existing highway, street, sidewalk and utility easements. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 14 day of October, 1997.

BIRMINGHAM-NASHVILLE EXPRESS, INC.,
a Tennessee corporation

By: Robert S. Durrett
Robert S. Durrett, President

BOOK 10645 PG 614

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie L. Sloan of the state and county aforesaid, personally appeared Robert S. Durrett, 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 President (or other officer authorized to execute the instrument), of Birmingham-Nashville Express, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 14 day of October, 1997.

Debbie L. Sloan
Notary Public

My Commission Expires:
9-26-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $180,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

William E. Sloan

Sworn to and subscribed before me,
this 14 day of October, 1997.

Debbie L. Sloan
Notary Public
My Commission Expires: 9-26-98

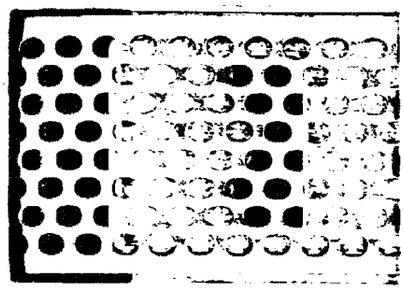
PICK-UP

97 OCT 14 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE 0358909

164074 - 1

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



RECEIVED OF _____

FOR _____

BOOK 10645 PG 615

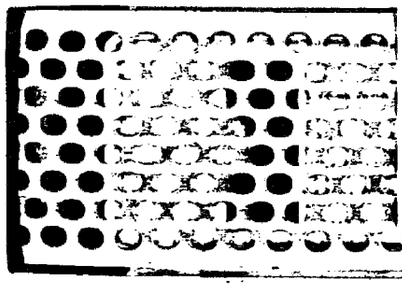
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
18 000.00
CON TX 666.00
PRFEE 1.00
WFEED 12.00
TOTAL 679.00
CHECK 679.00

10/14/97 01 15:4[illegible] 0001 9762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0358909
IDENTIF. ↑ REFERENCE

97 OCT 14 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1209068