THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***364,500.00.

Ruth A. Hillis
Affiant

Subscribed and sworn to before me this 28th day of October, 1997.

Notary Public

My Commission Expires: 11-22-97

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
RUTH A. HILLIS 1811 Blair Boulevard Nashville, Tennessee 37212	FT MORTGAGE COMPANIES P.O. Box 146 Memphis, Tennessee 38101	MAP 104-16 PARCEL 58

5471 10/30 0101 03CHECK 1357.65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY FOUR THOUSAND FIVE HUNDRED AND 00/100 ($***364,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, K.W.I., INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RUTH A. HILLIS, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 132, the westerly 30.0 feet of Lot No. 133 and part of Lot No. 131 on the Revised Map of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

SAID Lots and part of said Lot front together 183.0 feet on the south side of Blair Boulevard and run back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to KWI, Inc. (correctly known as K.W.I., Inc.) by deed from The Burcie Izora Smith Revocable Trust dated April 23, 1993, of record in Book 10470, page 942, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is that portion of the property conveyed to William H. Stevenson and spouse, Mildred Smith Stevenson, by deed from William R. Smith, Sr. and spouse, Burcie I. Smith, of record in Book 1645, page 27, and Book 1764, page 569, said Register's Office. By deed of record in Book 2547, page 49, said Register's Office, the said William H. Stevenson and spouse Mildred Smith Stevenson conveyed subject property to William R. Smith, Sr. and spouse Burcie I. Smith. By deed of record in Book 4767, page 409, said Register's Office, the said Burcie I. Smith, a widow, conveyed subject property to Charles R. Kare. Said property is described as follows:

BEGINNING on the southerly margin of Blair Boulevard at the northeast corner of Lot No. 130 on said plan; thence with the line between said Lots Nos. 130 and 131, southwardly 170.0 feet to an alley, being the southeast corner of said Lot No. 130; thence with the northerly margin of said alley, eastwardly 65.0 feet to a point 38.0 feet westwardly from the southwest corner of Lot No. 132 on said plan; thence northwardly parallel to the west line of said Lot No. 132, 125.15 feet to an iron pin; thence northwestwardly 45.0 feet to the southerly margin of said Boulevard; thence with the same westwardly 60.0 feet to the beginning.

This is improved property known as 1811 Blair Boulevard, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE 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 as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of George W. Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of October, 1997, the corporate party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

K.W.I., INC.

BY: _____

TITLE: President

97 OCT 30 AM 9:14

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

03644223

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth A. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of K.W.I., Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal this 28th day of October, 1997.

MITCHELL A. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 11-22-97

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

RECEIVED OF _____

FOR _____

BOOK 10663 PG 878

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 364500.00
CON TX 1348.65
PRFEE 1.00
WDEED 8.00
TOTAL 1357.65
CHECK 1357.65

10/30/97 01 09:17 0001 5471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0364223
IDENTIF. & REFERENCE

97 OCT 30 AM 9:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1214706