Box 40-L

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF December, 19 97.

NOTARY PUBLIC

My Commission expires: 5-27-2001

BOOK 10731 PG 784

THIS INSTRUMENT PREPARED BY
Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Angelo Formosa Family Limited	Angelo Formosa Family Limited Partnership	Map 82-13
Partnership (NAME)	(NAME)	
1300 4th Avenue North	1300 4th Avenue North	Parcel 300
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37208	Nashville, Tennessee. 37208	1W-11505
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 70,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SHEILA GAILE SCOTT McANDREW AND RONALD WAYNE SCOTT

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

ANGELO FORMOSA FAMILY LIMITED PARTNERSHIP

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See attached Exhibit "A" for legal description

97 DEC 23 AM 9:30
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0383089

This is improved (XX) unimproved ( ) property, known as 1106 4th Avenue North, Nashville, TN. 37208
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 22nd day of December, 19 97.

Sheila Gaile Scott McAndrew

Ronald Wayne Scott

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10731 PG 785

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sheila Gaile Scott McAndrew and Ronald Wayne Scott

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of December, 1997.

My Commission expires:
5/27/2001

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____ _____
Notary Public

BOOK 10731 PG 786

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1: Being part of Lot No. 43 on the Plan of D. T. McGavock's First Addition to Nashville, of record in Book 10, pages 606 - 609, Register's Office for said County, described as follows:

Beginning on the westerly margin of the first alley east of 4th Avenue North, at the dividing line between Lots Nos. 42 and 43; thence with said line westwardly 53 feet 9", more or less, to the northeast corner of the property conveyed to Matt Brisbo, by deed of record in Book 602, page 241, said Register's Office; thence with his easterly line, southwardly 75 feet to his southeast corner; thence eastwardly 53 feet 9", more or less, to the westerly margin of the aforesaid alley; thence with same, northwardly 75 feet to the beginning.

TRACT II: Being the northerly 75 feet of Lot 44 and the northerly 75 feet of the westerly part of Lot No. 43 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606 - 609, Register's Office for said County, described as follows: Beginning on the easterly margin of 4th Avenue North, 106 1/2 feet northerly from the northerly margin of Jefferson Street; thence with the easterly margin of said Avenue, northerly 75 feet to the southwest corner of Lot No. 42; thence with the southerly line of said Lot No. 42, easterly 125 feet; thence at right angles, southerly 75 feet; thence westerly 125 feet to the beginning.

Being part of the same property devised to Sheila Gaile Scott McAndrew and Ronald Wayne Scott by will of Hoy Scott, deceased, File No. 97654 of the Probate Court Clerk's Office for Davidson County, Tennessee.

The improvements on the above described realty are being transferred in "AS IS" condition.

4467 12/23 0101 03CHECK 272.0

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

RECEIVED OF _____

FOR _____

BOOK 10731 PG 787

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 12.00
TOTAL 272.00
CHECK 272.00

12/23/97 01 10:01 0001 4467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0383089
IDENTIF. & REFERENCE

97 DEC 23 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1235162