Box 28

98010179

OLD REPUBLIC

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

BOOK 10768 PG 520

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Jo Ann Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF January, 19 98.

William L. Rosenberg
NOTARY PUBLIC

My Commission expires: July 24, 1999

THIS INSTRUMENT PREPARED BY
William L. Rosenberg, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
CHARLOTTE MINI, L. P. (NAME)	Same (NAME)	103-1-58
8235 Douglas Ave., Ste. 950 (ADDRESS)	(ADDRESS)	
Dallas, Texas 75225 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CLAUDIA CHRISTINE HATCHER PATTERSON AND ALISA STEVERSON

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

CHARLOTTE MINI, L. P., A TEXAS 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")

98 JAN 26 PM 1:39
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 03933453

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

THE PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF THE GRANTORS.

unimproved (X)
This is improved ( ) property, known as Balmy Avenue - Nashville, TN 37209
(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 16th day of JANUARY, 19 98.

Claudia Christine Hatcher Patterson
CLAUDIA CHRISTINE HATCHER PATTERSON

Alisa Steverson
ALISA STEVERSON

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10768 PG 521

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 CLAUDIA CHRISTINE HATCHER PATTERSON, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 16th day of JANUARY, 1998.

My Commission expires:
JULY 24, 1999

Notary Public

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 ALISA STEVERSON, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 16th day of JANUARY, 1998.

My Commission expires:
JULY 24, 1999

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

EXHIBIT A

Being a portion of Lot 1 of the Mini/USA Ventures, Inc. Subdivision of record in Book 9700, page 548, Register's Office for Davidson County, Tennessee, also being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, bounded on the east by the westerly margin of Balmy Avenue, bounded on the north by the Teresa G. Brockman property, bounded on the west by the Carl R. Davids et ux. property, located generally south of Charlotte Pike (U.S. HWY 70) (and being tax map 103-1, parcel 58), and being more particularly described according to a survey dated June 4, 1997, last revised SEPTEMBER 4, 1997, prepared by Erly J. Thornton, Jr., RLS No. 1123, Thornton & Associates, Inc., 1615 Haynes Meade Circle, Nashville, TN 37207, as follows:

Beginning at an iron pin in the westerly margin of Balmy Avenue, said iron pin being 286 feet, more or less, northerly of the centerline of Neighborly Avenue;

thence, a common line with the Carl R. Davids et ux. property S 83° 33' 03" W 94.69 feet;

thence, a common line with the Carl R. Davids et ux. property N 03° 21' 08" E 48.21 feet;

thence, a common line with the Teresa G. Brockman property N 83° 16' 37" E 100.53 feet to an iron pin in the westerly margin of Balmy Avenue;

thence, with the westerly margin of Balmy Avenue S 09° 51' 49" W 50.00 feet to the point of beginning, containing 4,658 square feet or 0.107 acres, more or less.

Being the same property conveyed to Arthur L. Hatcher, Sr. and wife, Claudia C. Hatcher by deed from Fannie C. Barnett and husband, Isaac Barnett of record in Book 4783, page 910, Register's Office for Davidson County; the said Arthur L. Hatcher, Sr. having since died, and the said Claudia C. Hatcher having conveyed an undivided one-half interest in the subject property to Alisa Steverson by deed of record in Book 9822, page 244, said Register's Office.

TRACT-7.127

97080101 - HATCHER & STEVERSON PROPERTY

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

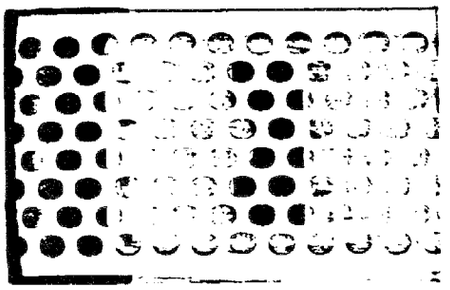
1. Metro taxes for 1998, a lien, but not yet due and payable.

2. Grant of Easement from John B. Cowden, Trustee to City of Nashville, of record in Book 1638, page 632, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plat of Mini/USA Ventures, Inc. Subdivision, of record in Book 9700, page 548, Register's Office for Davidson County, Tennessee.

4. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto, if any.

9854 01/26 0101 03CHECK 136.95



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

RECEIVED OF _____

FOR _____

BOOK 10768 PG 523

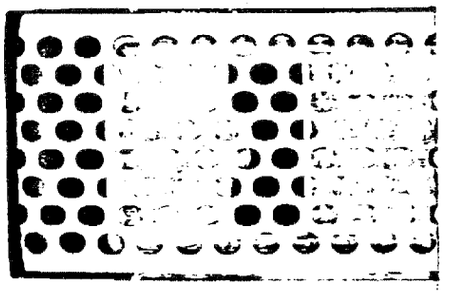
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	33500.00
CON TX	123.95
PRFEE	1.00
WDEED	12.00
TOTAL	136.95
CHECK	136.95

01/26/98 01 13:43 0001 5654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0393453
IDENTIF. # REFERENCE

98 JAN 26 PM 1:39

REGISTER
DAVIDSON COUNTY, TN.

No. 1246254