Box 2
3

98010179

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (sk) Title No: 39225
Dav. Co. File: Box 8

page 10768 pg 524

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charlotte Mini, L.P., a Texas Limited Partnership 8235 Douglas Ave, #950 Dallas, TX 75225	SAME 5655 01/26 0101 03CHECK 151.45

TAX MAP-PARCEL NUMBERS: 91-13-323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 38,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Teresa G. Brockman d/b/a Richland Animal Clinic,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charlotte Mini, L.P., a Texas Limited Partnership,** hereinafter called the **Grantee**, Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being a portion of Lot 1 on the Plan of Mini/USA Ventures, Inc. R.D.R. L.P. Property of record in Book 9700, Page 548, said Register's Office, and 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 R.D.R., L.P. Property, bounded on the west by the R.D.R., L.P. Property (Tract 1), bounded on the south by the Claudia Hatcher & Alisa Steverson Property (Tract 7), located generally south of Charlotte Pike (U.S. Hwy. 70) and being tax parcel 91-13-323. More particularly described according to a survey dated June 4, 1997 and revised September 4, 1997 by Erly J. Thornton, Jr. R.L.S. TN 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 336 feet, more or less, northerly of the center line of Neighborly Avenue; Thence, leaving said margin with a common line with the Claudia Hatcher & Alisa Steverson Property (Tract 7), S 83°16'37" W, 100.53 feet; Thence, a common line with the R.D.R., L.P. Property (Tract 1), N 3°21'08" E, 48.21 feet to an iron pipe; Thence, a common line with the R.D.R., L.P. Property, N 83°02'04" E, 106.37 feet to a point in the westerly margin of Balmy Avenue; Thence, with said margin S 9°51'49" W, 50.00 feet to the point of beginning. Said parcel is encumbered by a 5 foot wide public utility easement parallel and adjacent to the entire easterly boundary, as recorded in Deed Book 1638, Page 632, Register's Office for Davidson County, Tennessee.

BEING part of the same Property conveyed to Teresa G. Brockman d/b/a Richland Animal Clinic by deed from R.D.R., LP., a Tennessee limited partnership of record in Book 10543, Page 625, also shown, as Lot No. 3 on the Dr. Teresa Brockman Property, subdivision of record in Book 8250, Page 850, said Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 327 Balmy Ave, Nashville, TN 37209

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, Grantee's successors or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of January, 1998.

Teresa B. Brockman DVM
Teresa Brockman d/b/a Richland Animal Clinic

State of Tennessee
County of Davidson

On this 20th day of January, 1998 , before me the undersigned authority, personally appeared **Teresa Brockman** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTA GIVEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

My Commission Expires:

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 38500.00

Affiant

Sworn and subscribed before me on the 20th day of January, 1998.

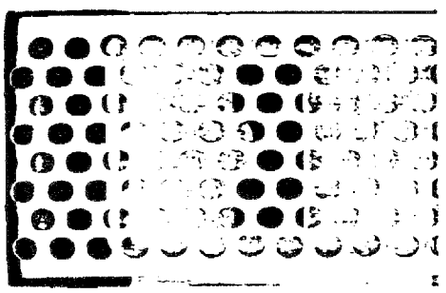
Notary Public

My Commission Expires: 11/28/98

98 JAN 26 PM 1:39 REGISTER'S OFFICE DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0393454



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

RECEIVED OF _____

FOR _____

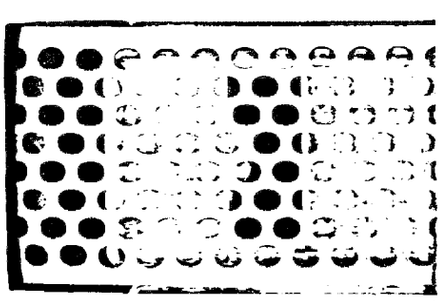
BOOK 10768 PG 526

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 38500.00
CON TX 142.45
PRFEE 1.00
WDEED 8.00
TOTAL 151.45
CHECK 151.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/26/98 5001 5655



0393454
IDENTIF. ← REFERENCE

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

No. 1246255