4708010184

BOX 28

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, TN 37219-1611

This instrument prepared by:
William L. Rosenberg, Attorney
344 Fourth Avenue North
Nashville, TN 37219-1611

State of Tennessee)
County of Davidson)
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

X Carl R. Davids
Affiant

Subscribed and sworn to before me, this 23rd day of January, 1998.

William L. Rosenberg
Notary Public

My commission expires: July 24, 1999



Name & Address of Property Owner	Send Tax Bills to:	Map and Parcel No.
Carl R. Davids 7400 Hallows Drive Nashville, TN 37221	Same	(Pt) 91-13-318

BOOK 10768 PG 539

WARRANTY DEED

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

CHARLOTTE MINI, L.P., A TEXAS LIMITED PARTNERSHIP

hereinafter called the **GRANTOR,** has bargained and sold, and by these presents does transfer and convey unto

CARL DAVIDS AND WIFE, WALDINE DAVIDS

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"

THIS CONVEYANCE IS MADE SUBJECT TO THE EXCEPTIONS SET FORTH IN EXHIBIT "A"

unimproved (X)
This is improved ( ) property, known as (Part) 6113 Charlotte Pike, 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 GRANTEES, their heirs and assigns, forever. GRANTOR covenants with said GRANTEES that it is 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. GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all

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IDENTIF. & REFERENCE
98 JAN 26 PM 1:40
DAVIDSON COUNTY, TN.

RECORDERS MEMO
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persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the undersigned has executed this Warranty Deed this 19 day of January, 1998.

BOOK 10768 PG 540

CHARLOTTE MINI, L.P.,
A TEXAS LIMITED PARTNERSHIP

By: Mini/USA Equities, Inc.,
A Texas corporation

By: _____
Fred A. Gans, President

STATE OF TEXAS)

COUNTY OF Dallas)

Before me, the undersigned, a Notary Public of the state and county aforementioned, personally appeared Fred A. Gans, 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 of Mini/USA Equities, Inc., a Texas corporation, and that said corporation is the General Partner of Charlotte Mini, L.P., a Texas limited partnership, the within named bargainor, a limited partnership, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation as General Partner of the limited partnership by himself as President.

Witness my hand and seal, this 19 day of January, 1998.

JACQUE BROADHURST
MY COMMISSION EXPIRES
February 9, 2000

_____
Notary Public

My commission expires: 2/9/2000

DEED-1.127
CHARLOTTE MINI, L.P. TO DAVIDS

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EXHIBIT A

Being a portion of Lot 2 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 north by the southerly margin of Charlotte Pike (U.S. HWY 70) and on the east by R.D.R., L.P. property (and being a part of tax map 91-13, parcel 318), and being shown as Part of Tract 1 (1A) on and more particularly described according to a survey attached hereto as Exhibit "B" dated November 20, 1997, prepared by Erly J. Thornton, Jr., RLS No. 1123, Thornton & Associates, Inc., 1615 Haynes Meade Circle, Nashville, TN 37207, as follows:

BOOK 10768 PG 541

Beginning at an iron pin set in the southerly margin of Charlotte Pike, 175 feet more or less from the center line of Balmy Avenue;

thence, S 15° 21' 49" E 161.28 feet to an iron pin;

thence, S 03° 21' 08" W 74.97 feet to a point;

thence, S 77° 34' 48" W 93.14 feet to a point;

thence, N 03° 21' 08" E 17.18 feet to a point;

thence, N 11° 36' 54" E 52.09 feet to a an iron pin;

thence, N 72° 20' 22" E 10.54 feet to an iron pin;

thence, N 15° 21' 49" W 160.33 feet to an iron pin in the southerly margin of Charlotte Pike;

thence, with said margin N 71° 38' 14" E 77.50 feet to an iron pin, the point of beginning, containing 0.426 acres or 18,574 square feet, more or less.

Being a part of the same property conveyed to Charlotte Mini, L.P., a Texas limited partnership by deed from R.D.R., L.P., a Tennessee limited partnership of record in Book 10768, page 527, Register's Office for Davidson County, Tennessee.

TRACT-1A.127
TO DAVIDS

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

2. Restrictions in deed from John H. Cowden, widower, to Leslie A. Karnes, and wife, dated June 7, 1952, filed for record June 9, 1952, in Book 2084, page 564, as follows: "This lot is restricted to the building of a five room house of good material and well finished of like value of adjoining houses."

3. Restrictive covenants contained in the deed from John B. Cowden to Boye Lee Barnes and wife, dated February 15, 1955, filed for record March 8, 1955, in Book 2345, page 404, as follows: "This lot is restricted to one residence of not less than four rooms in keeping with surrounding houses."

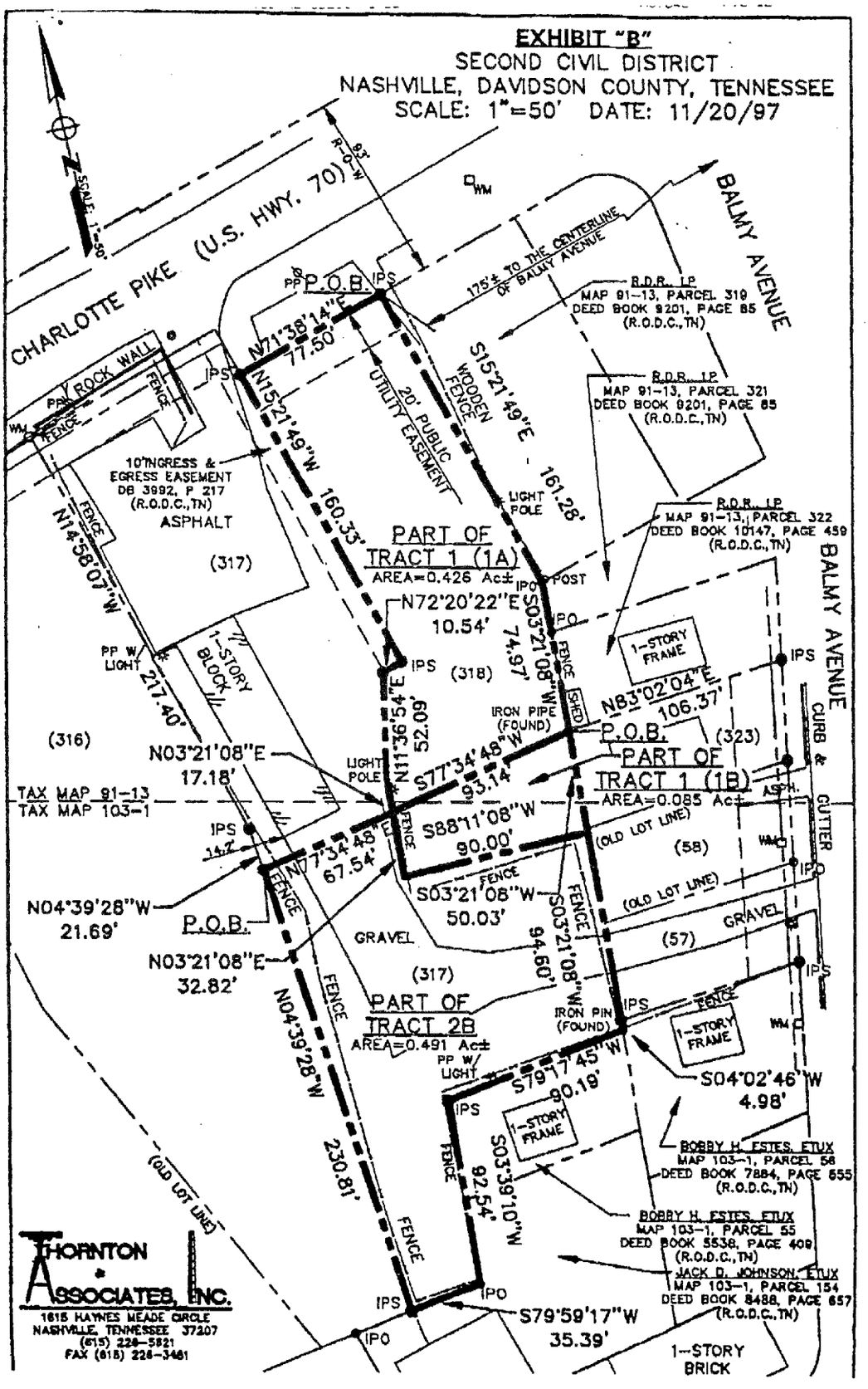
4. Matters shown on the plan of Mini/USA Ventures, Inc. Subdivision, of record in Book 9700, page 548, Register's Office for Davidson County, Tennessee.

5. 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.

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BOOK 10768 PG 542



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

RECEIVED OF _____

FOR _____

BOOK 10768 PG 543

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
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 16.00
TOTAL 461.00
CHECK 461.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/26/98 01 13:45 0001 5658

0393457
IDENTIF. & REFERENCE

98 JAN 26 PM 1:41

REGISTER
DAVIDSON COUNTY, TN.

No. 1246258