FROM: VIRGINIA GAIL DRAKE

TO: BLC INVESTMENTS, INC.

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
BLC Investments, Inc.	SAME	Map 72-11
P.O. Box 68077		Parcel 330
Nashville, Tn. 37206		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is ~~greater~~, for this transfer is $3,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of March, 1998.

Notary Public

My Comm. Expires: 1/27/2001

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Virginia Gail Drake, hereinafter referred to as "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto BLC Investments, Inc., hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Being the easterly 38 feet of Lot No. 16 on the Plan of the Hal Harding Lands, as of record in Book 843, page 47, Register's Office for said County.

Said part of Lot No. 16 fronts 38 feet on the southerly side of Litton Avenue and extends back 153 feet, more or less, on the westerly line and 153 feet, more or less, on the easterly line with the westerly margin of an alley to a 10-foot alley in the rear, measuring 38 feet thereon.

Being the same property conveyed to James E. Drake, Sr. by deed from Peter H. Curry, Trustee, of record in Book 4683, page 660, said Register's Office, the said James E. Drake, Sr. having since died intestate. He was survived by his wife, Margaret Drake, now Margaret L. Jones, and his children, Virginia Gail Drake, James E. Drake, Jr. and Michael E. Drake.

The property conveyed in this instrument is not the usual place of residence of the Grantor.

Said property is transferred subject to:

1. 1998 Metropolitan Government taxes.

2. Joint driveway easement contained in the deed of record in Book 3072, page 412, said Register's Office.

This is unimproved property known as 1516 Litton Ave., Nashville, Tn. 37216.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this 17th day of March, 1998.

Virginia Gail Drake by
Lillie Drake Bowman as Attorney-in-Fact

Virginia Gail Drake by
Lillie Drake Bowman as
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillie Drake Bowman, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Virginia Gail Drake, and acknowledged that she executed the same as the free act and deed of the said Virginia Gail Drake.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of March, 1998.

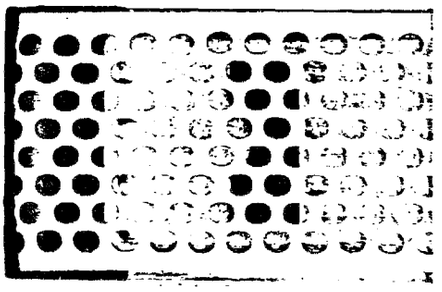
Carol R. Lowrie
NOTARY PUBLIC

My Commission Expires: 1/27/2001

04139011
IDENTIF. + REFERENCE
98 MAR 18 PM 4:00
REGISTER
DAVIDSON COUNTY, TN.

7649 03/18 0101 03CHECK 20.10

330701.01



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

RECEIVED OF _____

FOR _____

BOOK 10844 PG 170

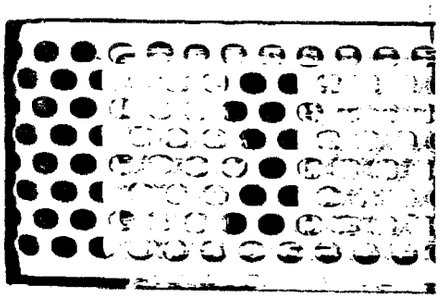
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	3000.00
CON TX	11.10
PRFEE	1.00
WDEED	8.00
CHECK	20.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 20.10

03/18/98 01 15:59 0001 7649



041390 I
IDENTIF. ← REFERENCE
98 MAR 18 PM 4:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1268001