BOOK 10890 PG 907

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 317,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 12-23-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Avenue, Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Shmerling & Co., LLC (NAME)	SAME (NAME)	MAP 93
1900 Church St - Suite 400 ~~214-216 Capitol Boulevard~~ (ADDRESS)	(ADDRESS)	GROUP 6
Nashville, TN ~~37219~~ 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 1

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ethel Louise Maloney Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Shmerling & Co., LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron rod situated in the easterly margin of Capitol Boulevard, said point being the southwest corner of the Tennessee Municipal League property of record in Book 8720, page 278, R.O.D.C., TN.

Thence, leaving said road, N 63 deg. 15' 35" E, a distance of 140.31 feet to an iron rod situated in the westerly margin of Sixth Avenue North, thence, along said road, S 26 deg. 40' 02" E, a distance of 31.15 feet to an iron rod; thence, leaving said road, S 63 deg. 15' 35" W, a distance of 140.22 feet to an iron road situated in the easterly margin of Capitol Boulevard; thence, along said road, N 26 deg. 49' 18" W, a distance of 31.15 feet to the point of beginning and containing 4369.240 square feet or 0.100 acres of land more or less.

Being the same property conveyed to Donald L. Maloney, as Trustee for the Ethel Louise Maloney Trust, by Substitute Trustee's Deed from Real Security, Inc., Substitute Trustee, of record in Book 8279, page 132, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 214-216 Capitol Boulevard, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 15th day of April 19 98

Ethel Louise Maloney Trust
By: Trustee
Donald L. Maloney, Trustee

STATE OF TENNESSEE
COUNTY OF

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

the bargainor _____, with whom I am personally acquainted or proved to me on 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 _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Donald L. Maloney and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee and _____ respectively of the Ethel Louise Maloney Trust the within named bargainor, and corporation, and that he as such Trustee and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Donald L. Maloney as such Trustee, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 15th day of April 1998.

My commission expires 12-23-2001

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

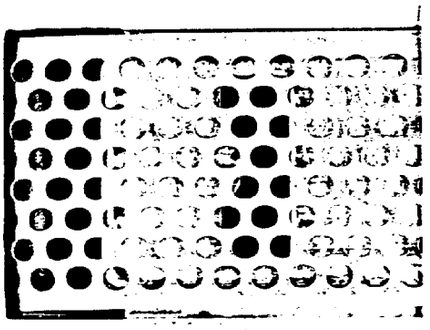
This property is subject to the following:

Metropolitan-Davidson County Taxes for the year 1998, a lien are not yet due and payable.

Party Wall Agreement of record in Book 374, page 441, Register's Office for Davidson County, Tennessee.

0426806
IDENTIF. & REFERENCE
98 APR 20 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5444 04/20 0101 03CHECK 1183.75



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

RECEIVED OF _____

FOR _____

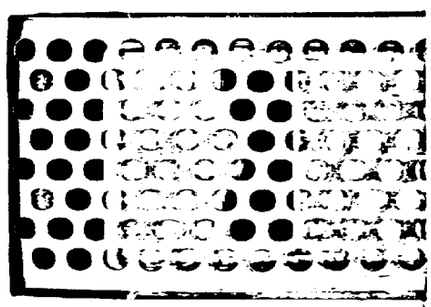
BOOK 10890 PG 909

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
317500.00
CON TX 1174.75
PRFEE 1.00
WDEED - 8.00
TOTAL 1183.75
CHECK 1183.75
04/20/98 01 13:52 0001 5444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0426806
IDENTIF. ↑ REFERENCE
98 APR 20 PM 1:51.
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281588