BOOK 10965 PG 102

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

COMMERCIAL CONTRACTORS, INC.
P.O. BOX 1116
HENDERSONVILLE, TN 37077

MAP AND PARCEL NO:

MAP 60-8, PARCEL 93

98 MAY -5 PM 1:20
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0446953

SEND TAX BILLS TO:

SAME

The actual consideration or value, whichever is greater, for this transfer, is $18,000.00, this 1st day of May, 1998.

Chris R Vincent
AFFIANT

Sworn to and subscribed before me this 1st day of May, 1998.

Denise C. Allis
NOTARY PUBLIC

My commission expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, THOMAS E. STEWART, TRUSTEE WITH FULL POWER TO BARGAIN, SELL, MORTGAGE AND OTHERWISE CONVEY WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said COMMERCIAL CONTRACTORS, INC., A TENNESSEE CORPORATION, hereinafter referred to as GRANTEE, ITS successors and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are

made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 208 BROADMOOR DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, ITS successors and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind myself and my successors, heirs and representatives, to warrant and forever defend the title to said GRANTEE, ITS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY hand and seal on this the 7th day of May _____, 1998.

Thomas E. Stewart Trustee
THOMAS E. STEWART, TRUSTEE
Signature of Seller

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 7th day of May, 1998.

Denise C. Allio
notary public

My commission expires: 5/28/2000

DENISE C. ALLIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

6916 06/05 0101 03CHECK 79.60

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bakerwoods, Section One, which plat is of record in Plat Book 7900, page 694, Register's Office for said County. Reference is hereby made to said plan for a more complete and accurate legal description of said lot.

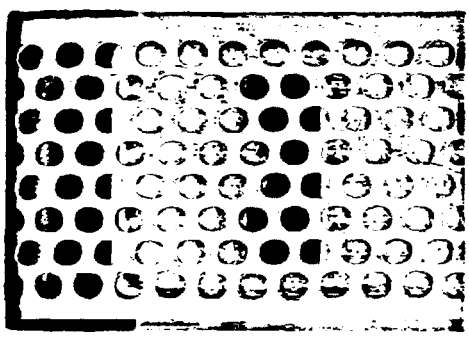
BEING a portion of the same property conveyed to Thomas E. Stewart, Trustee with full power to Bargain, sell, mortgage and otherwise convey without the necessity of joinder by any beneficiary, by Warranty Deed of record in Book 8875, page 361, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1998 and all future years.

2. All matters set forth on the Plan of record in Plat Book 7900, page 694, said Register's Office.

3. Declaration of Restrictions for Bakerwoods, Section One, of record in Book 9917, page 502, as amended in Book 10922 page 271, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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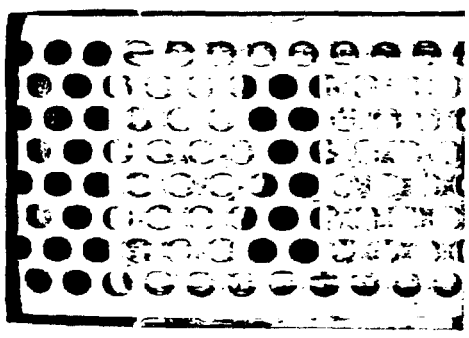
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 12.00
TOTAL 79.60
CHECK 79.60

06/05/98 01 13:23 0001 6916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446953
IDENTIF. ↑ REFERENCE

98 JUN -5 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302815