40-A

This Instrument Prepared By:
GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 10976 PG 1

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Premier Properties 2187 Wolensville Rd Nashville, TN 37211	New Owner	Map 92-6 Parcel 18

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Deed of Trust executed by David W. Shacklett and wife, Anita Shacklett and Terry Atwood, to Beaty Title Brentwood, Inc., which mortgage is recorded in Book 9985, page 594, Register's Office for Davidson County, Tennessee; We, David W. Shacklett and Terry Atwood, hereinafter "GRANTORS" have bargained and sold, and by these presents do hereby transfer and convey unto Premier Properties, a Tennessee general partnership comprised of David W. Shacklett and Terry L. Kemp, hereinafter "GRANTEES", its representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Geo. I. Waddey's Subdivision of Block Nos. 16 and 26 of Midway, a plan of which subdivision is of record in Book 421, page 55, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the west side of 31st Avenue North, formerly Home Street, and runs back between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to David W. Shacklett and Terry Atwood by deed from John W. Barton, Jr. and wife, Carolyn M. Barton of record in Book 9985, page 587, Register's Office for Davidson County, Tennessee.

This is improved property known as 946 31st Avenue, North, Nashville, Tennessee 37219.

This conveyance is made subject to the following:

1. Taxes for the current year which have been prorated and assumed by GRANTEES;

2. Those matters as they appear on the Plan of record in Book 421, page 55, said Register's Office.

3. GRANTEES herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain Deed of Trust outlined above, and the Note of even date thereby secured, in the original principal amount of $81,000.00, payable to John W. Barton, Jr., and for the same consideration GRANTEES hereby assume the obligations of GRANTORS under the terms of the instruments creating the loan, and GRANTEES join in the execution hereof to acknowledge same.

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, representatives and assigns forever.

And GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as may be set forth above.

GRANTORS do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the land to the said GRANTEES, their heirs, representatives and assigns against the lawful claims of all persons whomsoever.

Anita F. Shacklett joins in the execution of this instrument to convey her interest in the property, including any homestead rights, as spouse of David W. Shacklett.

Denise Atwood joins in the execution of this instrument to convey her interest in the property, including any homestead rights, as spouse of Terry Atwood.

WITNESS our hands on the date set forth below.

GRANTORS:

David W. Shacklett

Anita F. Shacklett

Terry Atwood

Denise Atwood

GRANTEES:

PREMIER PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

By: David W. Shacklett, Partner

By: Terry W. Kemp, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David W. Shacklett and wife, Anita F. Shacklett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at office, this 10th day of June, 1998.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terry Atwood and wife, Denise Atwood, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at office, this 11 day of June, 1998.

Notary Public

My Commission Expires: 9/18/99

98 JUN 12 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0450165
IDENTIF. & REFERENCE

98/06/12 0101 03CHECK 268.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared David W. Shacklett and Terry L. Kemp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the Partners of Premier Properties, the within named bargainor, a Tennessee general partnership, and that they as the Partners executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as Partners. Witness my hand and official seal this 10th day of June, 1998.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this 11 day of June, 1998.

Notary Public

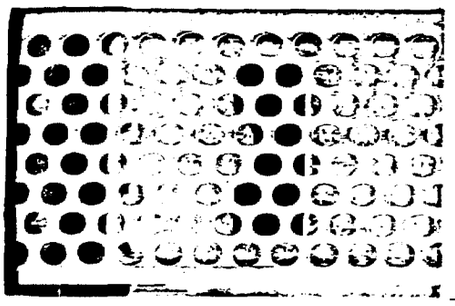
My Commission Expires: 9/18/99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10976 PG 4

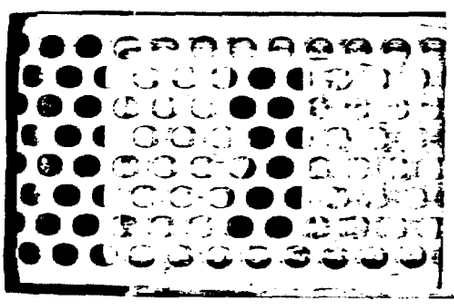
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

06/12/98 01 16:04 0001 0389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0450165
IDENTIF. ↑ REFERENCE

98 JUN 12 PM 4:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1306259