FILE NO. 37683
FILE BOX "7"

BOOK 11384 PG. 573

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED, SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 19 99

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-23-2000

(AFFIX SEAL)

JANET S. DAVIS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FIRST CHOICE INVESTMENTS, INC. (NAME)	S A M E (NAME)	61-10-211
9191 Old Lebanon Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	61-10-55
Murfreesboro, TN 37129 (CITY, STATE, ZIP)	(CITY, STATE, ZIP)	

FOR AND IN 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 I, ALAN L. SATURN, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FIRST CHOICE INVESTMENTS, INC.

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:

BEING Lot No. 1 and Lot No. 2, Re-Subdivision of Lot No. 146 on the Plan of Maplewood Heights Subdivision as of record in Book 5190, page 427, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete description of metes and bounds.

BEING the same property conveyed to Alan L. Saturn, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary, by deed from Walter Fred Brooks and Mary J. Brooks of record in Book 5613, page 82, Register's Office for Davidson County, Tennessee, and re-recorded in Book 5614, page 297, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 MAR 15 PM 1:44
ALL TAXES PAID
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION OF 4 REFERENCE

05 61250

This is unimproved ( ) improved (X) property known as 4027-4029 Edwards Avenue, Nashville, Tennessee 37216
(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 10th day of March, 19 99

ALAN L. SATURN, Trustee

03/23/99 01:02PM NO.288 P.02

$388.50

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ALAN L. SATURN, Trustee

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 19 99.

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires 9/23/2000 Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

My Commission Expires SEPT. 23, 2000

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11384 PG. 575

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

056I250

IDENTIF. & REFERENCE

99 MAR 15 PM 1:44

REGISTER
DAVIDSON COUNTY, TN.

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

03/15/99 01 13:43 0001 8737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1437868