This Instrument Was Prepared By:
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Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Instr:200001040000851 Page: 1 OF 2
REC'D FOR REC 01/04/2000 10:41:59AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1202.50

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Catherine M. Lucas and Aeron J. Lucas	FT Mortgage Company	Map 118-1
922 Kirkwood Avenue	P.O. Box 80140	Parcel 436
Nashville, Tennessee 37204	Atlanta, GA 30366	

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Broadway Properties, L.P., a Tennessee limited partnership, ("the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Catherine M. Lucas et vir, Aeron J. Lucas, (the "Grantees"), their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lots 4 and 5 on the Plan of W. D. Gale's Kirkwood addition as of record in Book 332, page 76, Register's Office for Davidson County, Tennessee.

SAID Lots front together 101.8 feet on the northerly side of Kirkwood Avenue and run back 211.2 feet on the westerly line and 201.3 feet on the easterly line to an alley, on which they measure 100 feet.

BEING a portion of the property conveyed to Broadway Properties, L.P. by Warranty Deed from Barbara Jakes Parrish of record in Book 11444, page 702, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 922 Kirkwood, Nashville, Davidson County, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors, and assigns forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does further covenant and bind itself, if succors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, 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.

In witness whereof, Grantor has caused this instrument to be executed by its duly authorized agent this 30th day of December, 1999.

BROADWAY PROPERTIES, L.P.

By: _____

Title: Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Harlan Hallett 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 authorized agent of Broadway Properties, L.P., and that he as such authorized agent, executed the foregoing instrument for the purpose therein contained, by signing the name of Broadway Properties, L.P. by him as authorized agent.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of December, 1999.

Notary Public

My Commission Expires: 9-29-2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $325,000.00.

Affiant

Subscribed and sworn to before me,
this the 30 day of December, 1999.

Notary Public

My Commission Expires:
9-29-2001