DEED PREPARED BY JAMES R. MCKINNEY, ATTORNEY, MADISON, TENNESSEE

WARRANTY DEED

BOOK 4295 PAGE 950

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TURNKEY OF NASHVILLE, INC.		43-10 68
(NAME): P.O. Box 37	(NAME): Same	56.90
(STREET ADDRESS OR ROUTE NUMBER): Brentwood TN 37027	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, receipt of which is hereby acknowledged,

Pen Pac, Inc., a Tennessee Corporation, hereinafter called the Grantor, has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* TurnKey of Nashville, Inc., a Tennessee Corporation, hereinafter called the Grantee, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A 9.90-acre tract of land located in the 11th Civil District of Davidson County, Tennessee, and described more fully as follows:
BEGINNING at a point on the north margin of Dupont Avenue that is North 85°-12' west a distance of 459.80' from the centerline of May Drive, and proceeding as follows: With the north margin of Dupont Avenue North 85°-12' west a distance of 944.72' to an iron pin; thence, leaving the north margin of Dupont Avenue North 4°-48' East a distance of 137.00' to an iron pin, thence, North 14°-49' East a distance of 135.10' to an iron pin; thence, North 2°-16', East a distance of 167.70' to an iron pin; thence, north 85°-12' east a distance of 160.00' to an iron pin; thence South 87°51' east a distance of 689.00' to an iron pin; thence, South 46°-42' East a distance of 50.03' to an iron pin; thence, South 1°-59' West a distance of 300.00' to an iron pin; thence, South 16°-33' East a distance of 79.11' to an iron pin; thence, South 4°-48' west a distance of 92.00' to the point of beginning and containing 9.90 acres as per survey by Turner Engineering Company dated April 18, 1968.
BEING part of the same property conveyed to Pen Pac, Inc., a Tennessee Corporation by deed from Dugger Developments, Inc., a Tennessee Corporation of record in Book 4123, page 760, R.O.D.C., Tennessee.

This is unimproved (X) improved ( ) property, known as Land in 11th Civil District, Dav., Co., Tennessee (House Number) (Street) P. O. Address: (City or Town)

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, its successors ~~heirs~~ *and assigns, forever.*

And it does ~~they~~ *covenant with the said* Grantees *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And the said Grantor, does ~~they~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23 *day of* December, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PEN PAC, INC.
Homer C. Chance
President
Robert L Baker
Sec.-Treas.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor , *with whom I am personally acquainted, 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*.....

.....*Notary Public*

Commission expires .....

DEC 23 68 CONV 90,000.00
DEC 23 68 CONV 80,000.00
DEC 23 68 S'TAX B* 442.00
DEC 23 68 PN'FEE B* .50
DEC 23 68 W'DEED B* 3.00 * 445.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Homer E. Chance and Hubert L. Baker, *with whom I am personally acquainted, and who, upon oath, acknowledged* them *self to be* President and Sec.-Treas *of the* Pen Pac, Inc., a Tennessee Corporation, *the within named bargainor, a corporation, and that* they *as such* President and Sec.-Treas., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themself *as* President and Secretary-Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 23 *day of* December, *19* 68

Raynell Reeves *Notary Public*

Commission expires February 1, 1972

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $170000.00.

Affiant Homer E. Chance

Subscribed and sworn to before me this 23 day of December, 1968.

Raynell Reeves
NOTARY PUBLIC

Commission Expires: February 1, 1972

WARRANTY DEED

FROM

PEN PAC, INC., A Tenn.Corp.

TO

TURNKEY OF NASHVILLE, INC.
A Tennessee Corporation

A 24806

IDENTIF. REFERENCE

DEC 23 12 28 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee