This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COMMUNITY EQUITY AND ECONOMIC DEVELOPMENT CORPORATION- CEED	BOOK 4545 PAGE 459	Map. 81-6
2519-A Clarksville Highway	(NAME) Same -	Par. 229
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash Tenn 37208		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00)---------- *DOLLARS* CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF A CERTAIN MORTGAGE OF RECORD IN BOOK 4023, PAGE 230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONDRA DEVELOPMENT COMPANY, A TENNESSEE CORPORATION

have bargained and sold, and by these presents do transfer and convey unto the said COMMUNITY EQUITY AND ECONOMIC DEVELOPMENT CORPORATION, - CEED, A TENNESSEE CORPORATION, ITS SUCCESSORS ~~XXX~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEING PART OF THE OLD FOX TRACT OF LAND MARKED "DEADERICK" 25 ACRES OF THE PLAN OF THE NICHOL PROPERTY, AS OF RECORD IN BOOK 31, PAGE 603, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY RECENTLY MADE BY HICKERSON-HICKERSON, ENGINEERS, (UNDATED) AS FOLLOWS:

BEGINNING AT THE EAST MARGIN OF THE BECKS SPRING ROAD AT THE SOUTHWEST CORNER OF A SMALL LOT OF LAND CONVEYED BY JOHN FOX, ET UX, TO THOMAS HAGEY BY DEED OF RECORD IN BOOK 149, PAGE 164, SAID REGISTER'S OFFICE; THENCE ALONG SAID MARGIN SOUTH 2 DEG. 59' WEST 478.7 FEET TO A CONCRETE MONUMENT, THE NORTHWEST CORNER OF LOT NO. 6 OF CAROLANN ACRES, A PLAN OF WHICH IS OF RECORD IN BOOK 2083, PAGE 30, SAID REGISTER'S OFFICE; THENCE ALONG THE NORTHERLY MARGIN OF SAID LOT NO. 6, SOUTH 86 DEG. 25' EAST 231.5 FEET TO A CONCRETE MONUMENT; THENCE ALONG THE EAST MARGIN OF SAID LOT NO. 6, SOUTH 3 DEG. 08' EST 5.3 FEET TO AN IRON PIN, BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO A. D. HEWLETT, ET UX, BY DEED FROM JOE FORTE ET UX, OF RECORD IN BOOK 2304 PAGE 483, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG THE NORTH MARGIN OF SAID HEWLETT PROPERTY SOUTH 88 DEG. 03' EAST 221.2 FEET TO A POINT IN THE WEST MARGIN OF 25TH AVENUE NORTH; THENCE ALONG SAID MARGIN NORTH 3 DEG. 07' EAST 476.8 FEET TO THE SOUTHERLY MARGIN OF HYDES FERRY PIKE; THENCE ALONG THE MARGIN OF SAID PIKE NORTH 60 DEG. 56' WEST 359.3 FEET TO AN IRON PIN, SAID HAGEY'S NORTHEAST CORNER; THENCE ALONG HAGEY'S EAST LINE, SOUTH 1 DEG. 28' WEST 157.5 FEET TO A POINT, HAGEY'S SOUTHEAST CORNER; THENCE ALONG HAGEY'S SOUTH LINE NORTH 84 DEG. 58' WEST 135.5 FEET TO THE POINT OF BEGINNING.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 451,978.61

Subscribed and sworn to before me this the 11 day of OCTOBER, 19 71

Affiant

My commission expires: 4-5-75 (Affix Seal)

Notary Public

BEING THE SAME PROPERTY CONVEYED TO CONDRA DEVELOPMENT COMPANY, BY DEED FROM ROBERT A. KEENAN, WILSON BRAZELTON AND HENRY HORRELL, OF RECORD IN BOOK 4297, PAGE 566, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved X
This is improved ( ) property, known as 2501-19 Clarksville Highway, Nash, Tenn 37208
(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 COMMUNITY EQUITY AND ECONOMIC DEVELOPMENT CORPORATION, ~~-CEED~~ ITS SUCCESSORS ~~heirs~~ and assigns, forever.

And IT ~~ES~~ do covenant with the said COMMUNITY EQUITY AND ECONOMIC DEVELOPMENT CORPORATION ~~-CEED~~ 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, EXCEPT AS OF RECORD,

And CONDRA DEVELOPMENT COMPANY do ~~ES~~ further covenant and bind ITSELF, ITS SUCCESSORS ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said COMMUNITY EQUITY AND ECONOMIC DEVELOPMENT CORPORATION, ~~-CEED~~, ITS SUCCESSORS ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness ITS hand this 11 day of OCTOBER, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CONDRA DEVELOPMENT COMPANY

By Carroll Condra, Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Eleanor H. Meade, *a Notary Public of the State and County aforesaid, personally appeared* Robert M. Condra, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* CONDRA DEVELOPMENT COMPANY, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, *this* 11 *day of* OCTOBER, *19* 71

Eleanor H. Meade
Notary Public

Commission Expires May 8, 1975

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Please return to:
HAROLD SELIGMAN, ATTORNEY
1704 PARKWAY TOWERS
NASHVILLE, TN, 37219

WARRANTY DEED

FROM

CONDRA DEVELOPMENT COMPANY

TO

COMMUNITY EQUITY AND ECONOMIC DEVELOPMENT CORPORATION - CED

B3448 5

IDENTIF. REFERENCE

OCT 15 3 36 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 15 CONV
OCT 15 ST TAX
OCT 15 PRTFEE
OCT 15 W/DEED

A* 1,175.20
A* .50
A* 8.00 * 1,183.70

H51,978.61

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE