This instrument prepared by
Louis Culver, Attorney
Nashville, Tennessee

WARRANTY DEED

BOOK 4949 PAGE 339

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billy Kay (NAME)	Billy Kay (NAME)	149
2633 Old Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	2633 Old Lebanon Road (STREET ADDRESS)	115
Nashville, Tn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37214 (CITY) (ZONE) (STATE)	2D-2085

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Thousand and no/100 ($130,000.00) of which Sixty-seven Thousand One Hundred Seventy-three and 06/100 *Dollars,* ($67,173.06) Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder of sixty-two thousand eight hundred twenty-six and 94/100 ($62,826.94) Dollars, the buyer Billy Kay, Trustee has assumed the installment deed note dated August 16, 1973, secured by the hereinafter described property of record in Book 4738, page 90, Register's Office of Davidson County, Tennessee as changed by a Modification Agreement of record in Book 4846, page 898, in said Register's Office. Colony Development Company, a partnership composed of James W. Hall, Dwayne Cravens and Dan Toner hereinafter called the Grantors *have this day bargained and sold, and do hereby transfer and convey unto the said* Billy Kay, Trustee

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Robert L. Syler & Associates, dated October 12, 1967, being described as follows: Beginning in the southeast corner of Rural Hill Road and Murfreesboro Pike; thence with the southerly margin of Murfreesboro Pike, eastwardly south 4° 34' east 333.86 feet to an iron pin; thence south 61° 16' west 388.99 feet to an iron pin in the easterly margin of Rural Hill Road; thence with the easterly margin of said road north 4° 19' east 106.11 feet to the beginning of a curve; thence around said curve in a northeasterly direction 221.99 feet to a concrete monument; thence north 45° 54' east 54.45 feet to the point of beginning, and containing 1.72 acres, more or less.

Being the same property conveyed to Colony Development Company by Installment Deed from Charlie King Tawater and wife, Mary K. Tawater, of record in Book 4738, page 90 as changed by Modification Agreement of record in Book 4846, page 898, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000

Subscribed and sworn to before me, this the 8th day of September 1975

Affiant

My commission expires August 13, 1978 (Affix Seal)

Notary Public

LOUIS CULVER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees *(successors), heirs and assigns forever.* We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as shown on the owner's title policy submitted herewith.

We *further covenant and bind* ourselves *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 8th *day of* September, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COLONY DEVELOPMENT COMPANY, a partnership

James W. Hall

Dan Toner

Dwayne Cravens

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Louis H. Culver, a Notary Public in and for said County and State, A PARTNERSHIP KNOWN AS COLONY DEVELOPMENT COMPANY COMPOSED OF JAMES W. HALL, DWAYNE CRAVENS, AND DAN TOWER, the within named bargainors, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 8TH day of SEPTEMBER, 1975.

Commission expires AUGUST 13, 1978 Louis H. Culver Notary Public

LOUIS H. CULVER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

SEP-9 75	CONV	90,000.00			
SEP-9 75	CONV	40,000.00			
SEP-9 75	S'TAX		A*	338.00	
SEP-9 75	PR'FEE		A*	.50	
SEP-9 75	W'DEED		A*	4.00	* 342.50

WARRANTY DEED

FROM
Colony Development Company
TO
Billy Kay, Trustee

D 14830

IDENTIF. REFERENCE

SEP 9 1 47 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238