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WARRANTY DEED

(CORPORATE FORM)

"THIS INSTRUMENT PREPARED BY JAMES I. VANCE BERRY ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238" Box 7

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wilhagen Development Co. (NAME)	same (NAME)	106-12
322 Wilhagen Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 13
Nashville, Tn. 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ...Ten ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned CLOVER BOTTOM ESTATES, INC., a Tennessee corporation (herein called Grantor)

.....*has bargained and sold, and does hereby transfer and convey unto*

WILHAGEN DEVELOPMENT CO., a partnership composed of Wallace L. Lee and Ted L. Lee (herein called Grantee), its .....*(successors), and assigns, certain real estate in* Davidson ..... *County, Tennessee, as follows:*,

Land in Davidson County, Tennessee, being Lots Nos. 6 and 7 on the Plan of Murfreesboro Road Industrial Subdivision, Section Two, as of record in Book 3500, page 145, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Wilhagen Road, the common corner of Lots 5 and 6 in said subdivision; thence northerly along said margin 175.0 feet to a point, the beginning of a curve; thence northeasterly around said curve having a radius of 25 feet, a distance of 39.27 feet to a point in the south margin of a proposed road; thence along said margin south 73° 59' east 175.0 feet to a point; thence south 16° 0.1' west 200.0 feet to a point in the northerly line of said Lot No. 5; thence along the common lines between said Lots Nos. 5 and 6 north 73° 59' west 200.0 feet to the beginning.

Being the same property conveyed to Clover Bottom Estates, Inc., by deed from Jo Ann Criswell Harper, of record in Book 5025, page 529, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 19th day of July 1976

Affiant

My commission expires: May 28, 1980 (Affix Seal)

Notary Public

( ) unimproved (X) This is improved property, known as 322 Wilhagen Road, Nashville, Tennessee (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 .....
Grantee, its .....
.....
.....*(successors),*

Xxx and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered., except for restrictive covenants recorded in Book 3886, page 326, Register's Office for Davidson County, Tennessee, owner's certificate, easements, setback lines and restrictions shown on Plan of record in Book 3500, page 145, easement recorded in Book 1066, page 395, and 1976 taxes which have been prorated and assumed by Grantee.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said .....
Grantee, its .....
.....
(successors), Xxx and assigns, against the lawful claims of all persons.

Witness our ..... *hand* s ..... *this* .....19th..... *day of* .....July....., 19 76 ., *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CLOVER BOTTOM ESTATES, INC.

By T W Cowan, Pres.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Anne A. McGuigin, *a Notary Public of the State and County aforesaid, personally appeared* T. W. Comer, *with whom I am personally acquainted, and who, upon oath, acknowledged* him*self to be* President *of the* CLOVER BOTTOM ESTATES, INC., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him*self as* President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, *this* 19th *day of* July, *19*76.

Anne A. McGuigin *Notary Public*

Commission expires May 28, 1980

NOTARY PUBLIC DAVIDSON COUNTY, TENN. ANNE A. McGUIGIN

JUL 19 76	CONV	90,000.00			
JUL 19 76	CONV	10,000.00			
JUL 19 76	S'TAX		B*	260.00	
JUL 19 76	PR'FEE		B*	.50	
JUL 19 76	W'DEED		B*	4.00	* 264.50

WARRANTY DEED

FROM

TO

D 59095

IDENTIF. REFERENCE

JUL 19 3 44 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE