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[Address New Owner:	]Send Tax Bills to:]	Map-Parcel Numbers]
[James E. Pierce and wife,	]same]	96-15 90]
[Kathryn N. Pierce	]]	]
[3119 Boulder Park Drive	]]	]
[	]]	]
[Nashville, Tennessee 37214	]]	]
[	]]	]
[This instrument prepared by: Boult, Cummings, Conners & Berry,		]
[21st Floor, First American Center, Nashville, TN 37238		]

PDB

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100's ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Cousins Properties of Tennessee, Inc., a Georgia corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto James E. Pierce and wife, Kathryn N. Pierce (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. A sanitary sewer and/or storm drainage easement granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 5618, page 194, Register's Office for said county.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater, for this]
[transfer is $2,000.00.]
[ ]
[James E. Pierce]
[Affiant]
[ ]
[Subscribed and sworn to before me this 21st day of August, 1980.]
[ ]
[Notary Public]
[My commission expires: 1-22-84]

This is unimproved property.

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, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of August, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

COUSINS PROPERTIES OF TENNESSEE, INC.

By George Volkert
George Volkert, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Julia Wright Gallaher, a Notary Public of the State and County aforesaid, personally appeared George Volkert, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Cousins Properties of Tennessee, 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 himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 27th day of August, 1980.

Julia Wright Gallaher
Notary Public

My Commission Expires:
1-22-84

60589

T
IDENTIF. REFERENCE

AUG 27 9 24 AM '80

EXHIBIT A

Being a parcel of land in the 2nd, formerly the 3rd, Civil District, Nashville, Davidson County, Tennessee, located on the northwest side of McCrory Creek Road, south of Boulder Park Drive and east of Laurel Forest Drive abutting Lots 91, 93, 94 and 95 of Hickory Bend Subdivision, Section 3, as recorded in Book 3600, Page 42, R.O.D.C., Tenn., more particularly described as follows:

Beginning at a concrete monument identifying the southeasterly corner of Lot 95 of the aforementioned subdivision, a point in the westerly line of Charles G. Parkerson, as of record in Book 1285, page 90, R.O.D.C., Tenn., and the northeasterly corner of the parcel herein described;

Thence, S 35° 46' 12" E. 194.93 feet to a point in the northwesterly margin of McCrory Creek Road;

Thence, with said Road, S 35° 05' 59" W, 30.46 feet;

Thence, leaving said Road, N 82° 50' 12" W, 183.02 feet;

Thence, S 07° 09' 49" W, 14.50 feet;

Thence, N 88° 46' 12" W, 75.00 feet;

Thence, with the rear lines of Lots 91 and 93 of Hickory Bend Subdivision, Section 3, N 16° 10' 49" E, 70.00 feet to a concrete monument;

Thence, continuing with the rear lines of Lots 93, 94 and 95, N 53° 23' 49" E, 177.45 feet to the point of beginning.

Containing 0.65 acre, more or less, according to a survey by Barge, Waggoner, Sumner & Cannon, dated June 9, 1980.

Being part of the property conveyed to Larchwood, Inc. by deed from Charles G. Parkerson and wife, Mamie Elizabeth Parkerson, of record in Book 3131, page 143, Register's Office for Davidson County, Larchwood, Inc. having since changed its name to Cousins Properties of Tennessee, Inc. by amendment to its Charter.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2000.00- CO	
			5.20 MO TX	
	VD		5.20- MO TX	
			5.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 14.70-	
8337A08/27/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G04589

T
IDENTIF. REFERENCE

AUG 27 9 24 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 776325