Prepared by:
J. M. Grissim, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

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WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
M. A. BORCHERT	First Federal Savings & Loan	142-197
P O Box 547	Association of Oak Ridge	
Brentwood Tenn 37027	Oak Ridge, Tennessee	

For and in Consideration of the sum of TEN and no/100 ($10.00) DOLLARS and other good and valuable considerations, including the assumption by the Grantee of the balance due on a Note to First Federal Savings and Loan Association, secured by a Deed of Trust, of record in Book 5370, page 862, Register's Office for Davidson County, Tennessee,

O. C. DOTY and wife, BARBARA S. DOTY, the Grantors herein, have bargained andsold, and by these presents do transfer and convey unto M. A. BORCHERT, a single person, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of the Resubdivision of the Resubdivision of Lot No. 1, Belle Forest Commercial Area, of record in Plat Book 5190, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 160.0 feet on the easterly side of Old Hickory Boulevard and runs back 258.56 feet on the southerly line and 275.0 feet on the northerly line to a line in the rear which measures 160.84 feet thereon.

Being the same property conveyed to O. C. Doty and wife, Barbara S. Doty, by deed from Bellevue Square Properties, et al, of record in Book 5382, page 829, Register's Office for Davidson County, Tennessee.

It is the intention of both Grantors and Grantee that the warranties and representations of the Grantors hereinafter set forth shall survive the closing, delivery and acceptance of the deed, and that all other items set forth in a certain Contract, dated August 14, 1980, between the parties hereto have been satisfied or waived by the Grantor and Grantee.

To the best of their knowledge, information and belief, the Grantors warrant and represent as follows:

1. That the Leases referred to in a certain Assignment of even date, of record in Book 5664, page 291, Register's Office for said County, are ture and correct; that there are no set-offs or claims due under the Leases, and that the Leases are in full force and effect, and that the Grantors have fulfilled all obligations to the Lessees under said Leases.

2. That there is no indebtedness due and owing on the property except the first mortgage which is assumed by the Grantee herein and the 1980 real property taxes which are paid through an escrow account with the first mortgage.

3. That the building and improvements are free from any defects except a problem of surface drainage under a culvert adjacent to the building which has proved inadequate in heavy rains prior to this conveyance.

4. That there are no zoning or building code violations, and that all requirements of governmental agencies have been satisfied.

5. That they have altered no documents or copies of documents previously delivered to the Grantee.

6. That they have done no act to give cause for any undisclosed claim, assessment, tax, or fee pertaining to the Bellevue Square Property or the business conducted thereon.

7. That, at the request of Grantee, the purchase of the within described property does not obligate the Grantee to continue the employment of any employees of Grantors.

8. That they have done no act or created any obligation which would entitle any party or entity to a commission on the sale of this property other than Curtis Rucker Investment Properties, the agent set forth in the Contract, dated August 14, 1980.

The Grantors convey and Grantee accepts no obligation for contracts relative to the property other than said Leases, a Memorandum of which are of record in Book 5370, 869; Book 5370, page 879, and Book 5370, page 884, said Register's Office.

Grantors also convey all right, title and interest which they may have in and to the name "BELLEVUE SQUARE" and a sign identifying the property located on the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. A. BORCHERT, a single person, his heirs and assigns, forever.

And we do covenant with the said M. A. Borchert that we are 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 we, O. C. Doty and wife, Barbara S. Doty, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said M. A. Borchert, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of October, 1980.

O. C. Doty
O. C. DOTY

Barbara S. Doty
BARBARA S. DOTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THe actual consideration or value, whichever is greater, for this transfer is $310,989.85.

M A Borchert

Subscribed and sworn to before me this the 13th day of October, 1980.

Notary Public

My commission expires: Feb 26, 1984

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named O. C. Doty and wife, Barbara S. Doty, the 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 13th day of October, 1980.

Notary Public

My commission expires: Feb 26, 1984

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

61243

IDENTIF. REFERENCE

OCT 14 3 01 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

8139 10/14 818.10- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			310989.85- CO	
			808.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 818.10-	
			8139A10/14/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.2 4 4.3

T
IDENTIF. REFERENCE

Oct 14 3 00 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 785807