Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Williamsburg II Partners 3030 Sidco Drive Nashville, Tennessee 37204	Fidelity Federal Savings & Loan 401 Union Street Nashville, Tennessee 37219	Map 147-11 Parcel 34

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, R. Wayne Oldham, Trustee (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Williamsburg II Partners (the "Grantee"), a partnership composed of Steve Hewlett, Leroy Norton, Steve Horrell and John Horrell, Grantee's heirs, successors 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $253,000.00.

Williamsburg II Partners

By: _____
Affiant

Subscribed and sworn to before me this 9th day of June, 1981.

_____
Notary Public
My commission Expires: 4/1/85

2. Easements for use of spring on the premises and property to the east as set out in deeds of record in Book 689, page 703, and Book 689, page 704, Register's Office for said county.

3. The survey of the premises made by Ragan Smith and Associates, dated June 1, 1978, shows two Lamar Outdoor Signs; a drain easement, a portion of which is rock lines, running along the southerly portion; and a telephone and electric line with anchor and a concrete spring house.

4. The Plan of record in Book 5210, page 361, said Register's Office, shows an owner's certificate, certain easements and setback lines.

This is improved property, known as 4536 Nolensville Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns, forever.

And Grantor does covenant with the said Grantee 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 himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of June, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

R. Wayne Oldham - Trustee

R. Wayne Oldham, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Darlene T. Marsh, a Notary Public in and for said County and State, the within named R. Wayne Oldham, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of June, 1981.

Darlene T. Marsh
Notary Public

My Commission Expires: 10-17-82

EXHIBIT "A"

Being Lot No. 2, Section 2, Wayne Oldhams Nolensville Pike Development of record in Book 5210, page 361, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to R. Wayne Oldham, Trustee, by deed from The Danley Corporation, of record in Book 5295, page 790; a portion of the property conveyed by deed from H. Chester Maxwell, of record in Book 5337, page 442; a portion of the property conveyed by deed from Ira Moore, Jr., and Hazel R. Moore, of record in Book 5442, page 271, and a portion of the property conveyed by Quitclaim deed from Four Star Realty Investment Company, of record in Book 5705, page 298, Register's Office, Davidson County, Tennessee.

RUSH

6 4 5 5 4 3

IDENTIF. REFERENCE

JUN 10 12 15 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

388 36/12 $70.35- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5755 PAGE 571

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
			265000.00- CO	
			657.80 CO TX	
			.50 PRFEE	
			12.00 WDELD	
			CHECK	670.30-
03/26A	06/10/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 5 5 4 3

IDENTIF. REFERENCE

JUN 10 12 16 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 826450