OFFICIAL RECORD

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
C. T., LIMITED	SAME	Tax Map #34-9,
% John C. Tune (NAME)	(NAME)	
26th Floor		Parcels 31, 32,
First American Center (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) BOOK 5882 PAGE 511	33 & 34
Nashville, TN 37238 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

Mail

WARRANTY DEED

For and in consideration of the sum of One Hundred Ninety Thousand ($190,000) and----------
----------00/100 DOLLARS

90347

IDENTIFICATION REFERENCE

MAY 7 9 42 AM '82

ELIA [illegible] REGISTER
DAVIDSON COUNTY, TN

We, John H. Grayson and wife, Beverly Fay Bates Grayson, and I, John H. Grayson, Individual, as sole surviving representative of Gertrude G. Grayson and M. G. Grayson,

have bargained and sold, and by these presents do transfer and convey unto the said C. T., LIMITED, a Tennessee Partnership, consisting of Fred T. Cox (30%) and John C. Tune (70%),

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in the 10th Civil District of said County, described according to a boundary survey made by Ragan-Smith-Murphy & Associates, Inc., under date of August 10, 1981, John O. Spry, Registered Land Surveyor, Tennessee No. 727, Work Order 1280, Job No. 81-061, to wit:

Beginning at an iron pin set in the westerly margin of Gallatin Pike, U.S. 31-E, State Route 6, at a point approximately 426 feet northerly from the center line of West Monticello Avenue, thence N 72° 01' 04" W 959.12 feet to an iron pin set in the Louisville & Nashville Railroad right-of-way; thence following said railroad right-of-way N 4° 39' 46" E 303.00 feet to an iron pin; thence S 72° 17' 06" E 796.13 feet to a fence corner; thence S 72° 22' 14" E 231.11 feet to an existing iron pin set in concrete in the westerly margin of Gallatin Pike; thence along the westerly margin of Gallatin Pike S 17° 39' 29" W 300.00 feet to the point of beginning and containing approximately 295,342 square feet or 6.78 acres, more or less.

Being the same property inherited by John H. Grayson as sole surviving representative of Gertrude G. Grayson and M. C. Grayson and being, further, that property conveyed as follows:

Deed dated August 6, 1942, to Mrs. Gertrude Grayson from Nellie Gray, widow of John H. Gray, of record in Deed Book 1225, page 672, Register's Office for Davidson County, Tennessee;

Deed dated June 25, 1948, to Mrs. Gertrude Grayson from James E. Covington, Clerk & Master, of record in Deed Book 1645, page 179, of said Register's Office;

Deed dated August 31, 1961 to John H. Grayson and wife, Beverly B. Grayson, from Gertrude Grayson and husband, M. G. Grayson, of record in Deed Book 3279, page 77, of said Register's Office; and

Deed dated July 18, 1966, to M. G. Grayson and wife, Gertrude G. Grayson, from Mrs. Mildred Bryant Burkhardt, Executrix of the Estate of Clara H. Bloodworth, of record in Deed Book 4039, page 508, of said Register's office.

This conveyance is subject to easement of record in Book 3373, page 162, R.O.D.C.

This is unimproved (X) improved ( ) property, known as 1520 (House Number) Gallatin Road North (Street)

Madison (P. O. Address) Tennessee (City or Town) 37115 (Zip Code)

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, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9 day of April, 19 82.

John H. Grayson, as Sole Surviving Representative of Gertrude G. Grayson and M. G. Grayson

John H. Grayson

Beverly Fay Bates Grayson

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5882 PAGE 512

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named John H. Grayson and Beverly Fay Bates Grayson

the bargainor S, 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 09 day of April, 19 82.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 190,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this _____ day of April, 19 82.

My commission expires _____ Notary

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 190,000.00
John H. Grayson
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF May 1982
Deputy Register

This instrument was prepared by:

J. G. Martin, Jr., Agent Caudill Properties, Inc.	15th Floor-American Trust Building	Nashville, TN 37201
Name		Address

WARRANTY DEED

FROM
JOHN H. GRAYSON, and wife,

TO
BEVERLY FAY BATES GRAYSON

C.T., LIMITED, a Tennessee Partnership

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5882 PAGE 513

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
			190000.00- CO	
			494.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	500.50-
5926A	05/07/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 0 3 4 7

IDENTIF. T REFERENCE

MAY 7 9 42 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 879919