OFFICIAL RECEIPT

BOOK 5983 PAGE 289

SEND TAX BILLS TO:

Dr. R.T. Winfree, DDS.
105 Bowenbrook Drive
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

McCLELLAN & POWERS, P.C.
Attorneys at Law
Gallatin, Tennessee 37066

MAP 86-1
Par 76

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 recirpt of all of which is hereby acknowledged, WE, JOHN A. BROWN and CHARLES A. BURDESHAW, have this day bargained and sold and by these presents do hereby transfer and convey unto JOHN A. BROWN and CHARLES A. BURDESHAW a 75% undivided interest and R. T. WINFREE a 25% undivided interest, as tenants in common, their heirs and assigns, the following described tract or parcel of land, to-wit:

A TRACT of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey be Stanford and Associates, Inc. dated January 14, 1972 as follows:

BEGINNING at an iron pin at the southeasterly corner of the Tenneco Oil Company Property on the northwesterly side of Lebanon Road Highway 70N; thence with the northwesterly margin of Lebanon Road south 37°22' West 238.6 feet to a spike on the northwesterly margin of Lebanon Road; thence north 43° 51' West 201.67 feet to an iron pin the northerly corner of the Bateman Realty Property; thence south 41° 21' West 60 feet to an iron pin; thence north 43° 49' west 38 feet to a point; thence north 38° 16' 45" east 262.61 feet; thence south 55° 24' east with the Iron's Property 50 feet to an iron pin; thence south 51° 37' east with Tenneco's Property southwesterly line 187 feet to the point of beginning containing 1.3 acres more or less.

Being the same property conveyed to John A. Brown, Charles A. Burdeshwa, W. E. Weems, II and Lee Putman, by deed from T. J. Van Patten and James P. Cella, of record in Book 4781, page 302, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John A. Brown and Charles A. Burdeshaw by QUIT-CLAIM Deed from W. E. Weems II, Lee Putman of record in Deed Book 4887, page 109, Register's Office of Davidson County, Tennessee.

12/28 [illegible]

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OFFICIAL RECEIPT

INCLUDED in the above described property but expressely EXCLUDED is the following tract or parcel of land, to-wit:

A Tract of land on the northwesterly side of Lebanon Road (U.S. Highway 70N) in the 4th Civil District of Sumner County, Tennessee and being described as follows:

Said tract of land begins at an iron pin on the northwesterly margin of Lebanon Road (U.S. Highway 70N) said pin being also the southeasterly corner to Tenneco Oil Company's Tract as of record in Book 4470, page 114, Register's Office of Davidson County, Tennessee; thence with the northwesterly margin of Lebanon Road S 37°22' W 100 feet to a point on said margin, thence N 51° 37' W 187 feet to a point; thence N 55°24' W 13 feet to a point; thence N 37° 22' E 100 feet to a point; thence S 55° 23' E 13 feet to an iron pin at Tenneco Oil Company's northwesterly line S 51° 37' E 187 feet to the point of beginning.

Being the same property conveyed to Profit Sharing Plan and Trust of Benjamin M. Pridemore, Jr., D. D. S., P.C., from John A. Brown and Charles A. Burdeshaw of record in Book 5142, page 563, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all improvements therein and the appurtenances thereunto belonging unto the said JOHN A. BROWN and CHARLES A. BURDESHAW a 75% undivided interest and R. T. WINFREE a 25% undivided interest, as tenants in common, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we ate lawfully seized and possessed of said tract or parcel of land, that we have a good and lawful right to convey same.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said tract or parcel of land into the said JOHN A. BROWN and CHARLES A. BURDESHAW a 75% undivided interest and R. T. WINFREE a 25% undivided interest, as tenants in common, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS this the 8th day of December, 1982.

JOHN A. BROWN

CHARLES A. BURDESHAW

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary PUblic in and for the State and County aforesaid, the within named bargainors, JOHN A. BROWN and CHARLES A. BURDESHAW, with whom I am personally acquainted and who acknowledged that they executed the foregoing Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8th day of December, 1982.

Jean Johnson
NOTARY PUBLIC

JEAN JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1/19/86.

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $36,000.00 dollars, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this 9 day of December, 1982.

Virginia Douglass
NOTARY PUBLIC

My Commission Expires: 8/29/84.

NOTARY PUBLIC SUMNER CO.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
DEC 28 2 40 PM '82
IDENTIF. REFERENCE
H 23256

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5983 PAGE 292

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
			36000.00- CO	
			93.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 103.10-	
7659A	12/28/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 232566

IDENTIF. REFERENCE

DEC 28 2 40 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917859