BOOK 6079 PAGE 640

THIS INSTRUMENT PREPARED BY:

COPAS & HAMILTON
Attorneys at Law
108 N. Greenwood Street
Lebanon, Tennessee

SEND TAX BILLS TO:

COLONY, LTD.
P.O. Box 756, 1798 WILSON PKWY
FAYETTEVILLE, TN 37334

MAP NO.: 25

PARCEL NO.: P/O 64

I, or we hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred which ever is greater, is $ 152,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT, GENERAL PARTNER

Subscribed and sworn to before me this 21 day of JUNE, 1983

NOTARY PUBLIC

exp. 11-25-84

GARY D. COPAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Two Thousand and 00/100 Dollars ($152,000.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, DAN F. SANDERS, WILLIAM H. BELL, JR. and JAMES W. AYERS, have this day bargained and sold, and by these presents do hereby transfer and convey to COLONY, LTD., a Tennessee limited partnership, and its assigns, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, described to-wit:

BEING a tract of land in Davidson County, Tennessee located on the West side of Dickerson Pike (being also known as U.S. Highway 41 and 31W), and shown as Lot No. 3 on the plat of Cherry Tree Subdivision as of record in Book 5200, Page 78, Register's Office of Davidson County and more particularly described as follows:

BEGINNING at an iron pin in the Western margin of Dickerson Pike, located N 19° 31' 23" W, 254 feet from the North intersection of the right-of-way margin of Old Dickerson Pike with the West right-of-way margin of Dickerson Pike, said beginning point also being a common point with the Northeast corner of Lot No. 2 of Cherry Tree Subdivision as of record in Book 5200, Page 78, Register's Office, Davidson County, Tennessee; thence, leaving said Dickerson Pike and with the North boundary of Cherry Tree Subdivision, crossing a portion of a 100 foot T.V.A. easement, as of record in Book 1153, Page 645, Register's Office, Davidson County, Tennessee, N 70° 28' 37" W, 294.28 feet to an iron pin; thence, across the remainder of said easement S 19° 31' 23" W, 33.15 feet to an iron pin in the North boundary line of Nashville Electric Service property, as of record in Book 2291, Page 153, Register's Office, Davidson County,

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Tennessee, and a common corner with said Cherry Tree Subdivision; thence, leaving said Cherry Tree Subdivision and with the N.E.S. North boundary line N 50° 00' 12" W, 63.92 feet to an iron pin in concrete; thence, with N.E.S. line S 39° 58' 45" W, 65.06 feet to a concrete monument in a fence line in the North line of the Frank G. Hall property as of record in Book 2639, Page 607, Register's Office, Davidson County, Tennessee; thence, leaving N.E.S. with a fence line and Hall's North line, N 50° 02' 38" W, 1113.59 feet to a concrete monument being a common corner with the C.H. Ellis property as of record in Book 972, Page 272, Register's Office, Davidson County, Tennessee; thence, leaving said Hall's North line and with Ellis' South line, S 88° 43' 02" E, 957.36 feet to an iron pin; thence, S 6° 52' 49" W, 321.97 feet to an iron pin; thence, leaving said fence line, S 72° 43' 41" E, 40.77 feet to an iron pin in the Northwest corner of Lot No. 1 of said Cherry Tree Subdivision; thence, leaving said Ellis' property, and with the West line of Lot No. 1 crossing a portion of said T.V.A. easement, S 19° 31' 23" W, 139.18 feet to an iron pin; thence, S 23° 04' 33" E, 156.13 feet to an iron pin; thence, leaving said T.V.A. easement and with the South line of said Lot No. 1, S 70° 28' 37" E, 294.28 feet to an iron pin in the West margin of Dickerson Pike, and said iron pin also being the Southeast corner of Lot No. 1 of Cherry Tree Subdivision; thence, leaving said Lot No. 1 and with the West margin of Dickerson Pike, S 19° 31' 23" W, 50.00 feet back to the point of beginning; containing 369,563 sq. ft. (8.48 acres more or less).

BEING part of the same property conveyed to Dan F. Sanders, William H. Bell, Jr. and James W. Ayers by deed from Frank R. Tinnon, et ux and W.C. Moncrief, Jr., et ux, of record in Book 5298, Page 329, in the Register's Office of Davidson County, Tennessee.

SUBJECT to easements of record in Book 5298, Page 323, Book 4956, Page 123, and Book 1153, Page 645, in said Register's Office; and to a 65 foot minimum building setback line and a public utility and drainage easement of variable width along the perimeter of said property appearing on the plan of Cherry Tree Subdivision of record in Book 5200, Page 78, in said Register's Office.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land together with all buildings and improvements thereon or hereafter erected thereon and all rights, appurtenances, estate, title and interest thereto belonging to the said Colony, Ltd. and its assigns, in fee simple forever.

WE COVENANT that we are lawfully seized and possessed of said land in fee simple; that we have a good and lawful right to convey it; and that 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 Colony, Ltd. and its assigns, against the lawful claims of all persons whomsoever.

The Grantee shall pay the 1983 real property taxes which have been pro-rated and settled in cash between the parties.

IN WITNESS WHEREOF, Homer Chance, pursuant to the authority conferred by the Power of Attorney dated June 15, 1983, of record in Book 6079, Page 634, in the Register's Office for Davidson County, Tennessee, has set the hands of his principals, Dan F. Sanders, William H. Bell, Jr. and James W. Ayers, the Grantors hereinabove named, on this 21st day of June, 1983.

Dan F. Sanders
DAN F. SANDERS

By: Homer Chance
HOMER CHANCE, Attorney-in-Fact

William H. Bell Jr.
WILLIAM H. BELL, JR.

By: Homer Chance
HOMER CHANCE, Attorney-in-Fact

James W. Ayers
JAMES W. AYERS

By: Homer Chance
HOMER CHANCE, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6079 PAGE 643

On this, the 21 day of June, 1983, before me personally appeared HOMER CHANCE, to me known to be the person who executed the foregoing instrument in behalf of DAN F. SANDERS, WILLIAM H. BELL, JR., and JAMES W. AYERS, and acknowledged that he executed the same as the free act and deed of said DAN F. SANDERS, WILLIAM H. BELL, JR. and JAMES W. AYERS.

WITNESS my hand and official seal at office, in Nashville, Tennessee, on the date above written.

Notary Public

My Commission Expires:

11-25-84

CARY U. COPAS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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IDENTIF. REFERENCE

JUN 21 1 47 PM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 5079 PAGE 644

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

152000.00- CO
355.20 CO TX
.50 PRFEE
12.00 MISC
CHECK 407.70-
600BA06/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 5 3 6 4

IDENTIF. REFERENCE

JUN 21 1 47 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 957838