OFFICIAL RECEIPT

This instrument prepared by Ervin M. Entrekin, Attorney, 26th Floor, First American Center, Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
J CO, A Partnership 1520 North Gallatin Road Madison, Tennessee 37115	SAME	Map 34-9 Parcel 33

BOOK 6195 PAGE 594

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand ($200,000.00) Dollars allocated to land and One Million Twenty-Five Thousand ($1,025,000.00) Dollars, allocated to depreciable improvements, of which total consideration, Two Hundred Twenty Five Thousand ($225,000.00) Dollars is paid in cash and for the balance, J CO., a Tennessee General Partnership, whose partners are H. Kent Dobbs, Jr., J. M. Carnes, John A. Matt and Jack Guenther, and J CO. Partners individually have assumed and agreed to pay the indebtedness secured by a Deed of Trust of record in Book 5956, page 517, Collateral Assignment of Rents and Leases of record in Book 5956, page 529, Trust Indenture of record in Book 5956, page 545, Uniform Commercial Code Financing Statement of record in Book 5956, page 649 and Uniform Commercial Financing Statement of record in Book 5956, page 655, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged,

CT LTD, a Tennessee general partnership, whose only partners are Carolyn N. Tune, Executrix for the Estate of John C. Tune, and Fred T. Cox, have this day bargained and sold and do hereby transfer and convey unto J CO., its successors and assigns, certain real estate in Davidson County, Tennessee, as follows to-wit:

> Land in the 10th Civil District of Davidson County, Tennessee, described according to a 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.
>
> Being the same property conveyed to CT LTD., a Tennessee partnership consisting of Fred T. Cox and John C. Tune, the said John C. Tune having since died and his interest having been succeeded to by the Estate of John C. Tune, by deed from John H. Grayson, et al., of record in Book 5882, page 511, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said J CO., its successors and assigns, forever.

CT LTD does covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, recorded documents securing the indebtedness assumed by Grantee, the unrecorded Lease Agreement, and the Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3373, page 162, Register's Office for Davidson County, Tennessee.

It does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said real estate to the said J CO., its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, this deed has been executed on December 15, 1983 effective as of the 3rd day of December, 1983.

12/16 3141 50 CK

OFFICIAL RECEIPT

CT LTD., A Tennessee General Partnership

BY: Carolyn N. Tune
Carolyn N. Tune, Executrix for the
Estate of John C. Tune, Partner

BOOK 6195 PAGE 595

BY: Fred T. Cox
Fred T. Cox, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,225,000.00).

Subscribed and sworn to before me, this the 15th day of December, 1983.

Jack Gwentzler
AFFIANT

PATTY J. WELCH NOTARY PUBLIC DAVIDSON CO. TENN.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 19, 1986
(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carolyn N. Tune, Executrix for the Estate of John C. Tune and Fred T. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their several oaths, acknowledged themselves to be the Partners of CT LTD, a Tennessee General Partnership, the within named bargainor, and that they as such Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this the 15th day of December, 1983.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: January 19, 1986.

H 92495

IDENTIF. REFERENCE

DEC 16 10 50 AM '83

RUSH

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
		Co Amt 1225,000.00		

3185.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 3191.50-
0111A12/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 2 4 9 5

IDENTIF. REFERENCE

DEC 16 10 50 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 703