This Instrument Was Prepared By:
Claiborne K. McLemore III
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6209 PAGE 118

Address of New Owner(s):
J. Donald Henson, Sr.
and Marlyn A. Henson
11801 Winter Way Lane
Fairfax Station, Va. 22039

Send Tax Bills to:
(Same)

Map Parcel Nos.:
104-6-10
104-2-122
Field Bk. Nos.:
21W03445
21W03318

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. L. BAINBRIDGE, JR. (the "Grantor") has this day bargained and sold and does hereby transfer and convey to J. DONALD HENSON, SR. and wife, MARLYN A. HENSON, (the "Grantee"), their heirs and assigns, two certain tracts of land situated in Davidson County, Tennessee, to wit:

Two tracts or parcels of land located in the First Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Cumberland Tectonics, Inc., dated September 30, 1983, as revised, as follows:

Tract "A-B-D"

Beginning at a monument in the West margin of Long Blvd., located 382.98 feet South of a monument located in the Southwest intersection of Acklen Park Drive with Long Blvd., said point of beginning being the Southeast corner of the Union Development, Inc. property as recorded in Deed Book 5973, Page 12;

Thence, with the West margin of Long Blvd., S 15° 59' 46" W, 59.97 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 74° 10' 10" a curve radius of 40.92 feet, and a curve length of 52.96 feet to a concrete monument;

Thence, with a curve to the left having a central angle of 232° 56' 26", a curve radius of 40.03 feet and a curve length of 162.73 feet to a concrete monument, being in the East margin of Long Blvd.;

Thence, with the East margin of Long Blvd., N 38° 32' 32" E, 78.24 feet to a concrete monument;

Thence, with a curve to the right having a central angle of 90° 44' 00", a curve radius of 25.00 feet and a curve length of 39.59 feet to an iron pin being located in the South margin of a 17.50 feet wide portion of Long Blvd.

Thence, continuing with Long Blvd., S 50° 42' 28" E, 116.00 feet to an iron pin being in the West margin of a 10 foot alley;

Thence, leaving Long Blvd., and with the 10 foot alley, S 37° 56' 07" W 165.00 feet to an iron pin being a point in the Northeast boundary of the D. H. MacDonald Property as recorded in Deed Book 1470, Page 530;

Thence, with MacDonald's Northeast line, N 52° 47' 52" W, 131.70 feet to a concrete monument;

Thence, S 13° 40' 28" W, 29.95 feet to a concrete monument:

Thence, S 19° 42' 28" W, 118.75 feet to an iron pin being in the East R.O.W. margin of I-440;

Thence, with the I-440 R.O.W. margin N 16° 22' 00" W, 126.94 feet to a concrete monument.

Thence, N 50° 00' 36" W. 106.20 feet;

Thence, N 9° 11' 37" W, 40.50 feet to a concrete monument;

Thence, N 2° 45' 28" W, 89.27 feet to a concrete monument;

Thence, N 21° 52' 59" W, 146.79 feet to a concrete monument; being the Southwest corner of the David K. Smith property as of record in Deed Book 5279, Page 238;

Thence, leaving said East margin of I-440 R.O.W. and with Smith's South line S 89° 46' 46" E passing through a common corner between Smith and Nadine Haynes King as of record in Deed Book 4905, Page 428, a total distance of 157.06 feet to an iron pin;

Thence, S 2° 28' 13" E, 70.00 feet to a concrete monument;

Thence, S 72° 59' 09" E, 131.90 feet to the point of beginning containing 2.01 acres more or less.

Tract "C"

Beginning at a concrete monument in the East margin of Long Blvd., said monument being located 189.51 feet from the Southeast intersection of Long Blvd. with Acklen Park Drive and also being a common corner with William Terry, et ux as recorded in Deed Book 5191, Page 911;

Thence, leaving Long Blvd. S 47° 44' 72" E 118.79 feet to a concrete monument being a common corner with W. E. Coltharp, Jr., as recorded in Deed Book 5752, Page 96, said monument also being in the West boundary of the Billy Sherrill property as of record in Deed Book 5102, Page 688;

Thence, with Sherrill's West boundary line, S 39° 06' 47" W, 182.57 feet to a concrete monument, being the East R.O.W. margin of Long Blvd.;

Thence, with Long Blvd., N 50° 32' 26" W, 13.60 feet to a concrete monument;

Thence, with a curve to the right, said curve having a central angle of 65° 30' 00", a curve radius of 29.05 feet and a curve length of 33.21 feet to a concrete monument;

Thence, N 14° 57' 34" E, 190.00 feet to the point of beginning containing 0.32 acres, more or less.

Tract "A-B-D" and Tract "C" being the same property conveyed to W. L. Bainbridge, Jr. by deed from Iroquois Apartments, Inc. of record in Book 6209, page 115, Register's Office for Davidson County, Tennessee, and being a portion of the same property conveyed to W. L. Bainbridge, Jr. by deed from Pyramid Property Company of record in Book 2106, page 472, said Register's Office.

Current property taxes to be assumed by Grantee.

This property is expressly subject to:

(1) A Sewer Easement of record in Book 2270, page 206, Register's Office for Davidson County, Tennessee;

(2) Restrictive covenants contained in a deed of record in Book 182, page 36, Register's Office for Davidson County, Tennessee;

(3) Utility easements, set-back lines, and all other matters appearing on the Plan of Iroquois Apartments, Inc., of record in Book 2133, page 98, Register's Office for Davidson County, Tennessee;

(4) Utility easements, rights-of-way, paving encroachments along the property lines adjoining Union Development, Inc., power poles, set-back lines and other matters, if any, appearing on a survey by Cumberland Tectonics, Inc., dated September 30, 1983, as revised; and

(5) Unrecorded leases and the rights of parties in possession thereunder.

This is improved property located generally at the cul-de-sac of Long Boulevard and at 3306 Long Boulevard, Nashville, Tennessee.

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

AND the Grantor covenants that he 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 as herein set out. The Grantor further covenants and binds himself, his heirs, assigns and successors, to warrant and forever defend the title to said real estate to said Grantee, its assigns and successors, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 2 day of January, 1984.

W. L. Bainbridge Jr.
W. L. BAINBRIDGE, JR.

STATE OF FLORIDA)
)
COUNTY OF Collier)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. L. Bainbridge, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal at Naples, Florida, this 2 day of January, 1984.

Patricia R. Reardon
Notary Public

My commission expires: 1-14-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 850,000.

Jene D. Wheelhouse
Affiant

Subscribed and sworn to before me,
this 4th day of January, 1984.

Carole L. Clark
Notary Public

My Commission Expires: 7-21-85

H95899

IDENTIF. REFERENCE

JAN 6 9 45 AM '84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6209 PAGE 121

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
			650000.00- CAMT.	
			2210.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 2219.50-	
			4283A01/06/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 5 8 9 9

IDENTIF. REFERENCE

JAN 6 9 45 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 4756