#2

BOOK 6364 PAGE 636

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 630,000.00

Ed Childers as of
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 1984.

Dorothy Jackson
Notary Public

MY COMMISSION EXPIRES: April 19, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. J. BLOCK, JR., ATTY., 100 COLONY SQUARE, STE. 1905, ATLANTA, GA. 30361
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Childers et al (NAME)	Ed Childers et al (NAME)	116-16-1
110 29th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	110 29th Avenue North (STREET ADDRESS)	116-16-2
		116-16 2.1
Nashville, Tenn. 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37203 (CITY) (STATE) (ZIP)	116-15 - 107 Jo

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT M. BARNETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO IROQUOIS ASSOCIATES, a joint venture composed of Ed Childers, Campbell Brown, Bruce G. Davis and Tattersall Development Corporation, a Georgia corporation,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

All those tracts or parcels of land lying and being in Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and made a part hereof.

This deed is executed and delivered subject to all matters of record.

RUSH

I 4 4 5 2 0

IDENTIF. REFERENCE

Aug 21 4 11 PM '84

FELIX Z. HILLSMAN, JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand as of this 1st day of August, 19 84

Robert M. Barnett

08/21 1350.50- CHECK

3946

GEORGIA
STATE OF ~~TENNESSEE~~
FULTON ~~Davidson County~~ BOOK 6364 PAGE 637

Personally appeared before me, Martha Mae Conn, a Notary Public in and for said County and State, the within named ROBERT M. BARNETT

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Atlanta, Georgia, ~~Tennessee~~, as of this 1st day of August 1984.

Commission ~~expires~~ Notary Public, Georgia, State at Large ~~My Commission Expires Aug. 2, 1985~~

Martha Mae Conn
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Dorothy Jackson, a Notary Public within and for the State and County aforesaid, personally appeared Ed Childers and ____ with whom I am personally acquainted and who upon (his/oath) (his/their several oaths) acknowledged (himself) (themselves) to be the ____ and ____ respectively of the ____ the within named bargainor, a corporation, and that (he) (they) as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at Nashville, Tn. on this the 10th day of Aug, 1984.

My commission expires April 19, 1987

Dorothy Jackson
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A"

All those tracts or parcels of land lying and being in the County of Davidson, State of Tennessee, and described as follows:

TRACT I:
A tract of land in the Seventh Civil District of Davidson County, Tennessee, and being more particularly described as follows. This description is taken from the deed description of the Del Favero tract and a boundary survey by Turner Engineering Company, dated July 26, 1979.

Beginning at a point in the southerly right-of-way of a 30' access road, said point being 401.8' from the east right-of-way of Lynnwood Boulevard and proceeding as follows:

1) By deed, South 85° East a distance of 231' to a point; thence,

2) By deed, North 5° West a distance of 550' to a point in the southerly line of the Menefee property; thence,

3) By deed, North 85° West a distance of 178' to a point; thence

4) With survey, South 10° 24' 45" West, a distance of 150.89' to a point; thence

5) Continuing with survey, South 79° 35' 15" East a distance of 90' to a point; thence

6) Continuing with survey, South 10° 24' 45" West a distance of 80' to a point; thence

7) Continuing with survey, North 79° 35' 15" West a distance of 90' to a point; thence

8) Continuing with survey, South 10° 24' 45" West a distance of 325.73' to the point of beginning.

Included in the above description are a sanitary sewer easement and a Nashville Electric Service easement as shown on Turner Engineering Company's survey, dated July 26, 1979; also included is a 30' access easement to the Menefee tract, location of easement being undetermined. Total acreage by planimeter is approximately 2.46 acres.

Being the same property conveyed to Tattersall Fund, Inc., a Georgia Corporation, by deed of record in Book 5820, page 143, Register's Office for Davidson County, Tennessee.

TRACT II:

Being a tract of land in the Seventh Civil District of Davidson County, Tennessee, and being more particularly described according to a survey of Turner Engineering Co., Inc., dated October 13, 1981, and revised October 29, 1981, as follows:

Beginning at a point in the south right-of-way of a 30' access road, said point being 401.8' from the east right-of-way of Lynnwood Boulevard, and proceeding as follows:

South 85° East a distance of 231 feet to a point; thence North 5° West 550 feet to a point in the southerly boundary line of the Menefee property; thence with said line, South 84° 55' 28" East a distance of 100 feet to a point in the westerly line of Evergreen Heights, Part II, of record in Book 1835, page 19, Register's Office for Davidson County, Tennessee; thence with said subdivision line, South 5° 04' 32" West 1002.67 feet to an iron pin; thence leaving said subdivision line, North 85° West 360 feet, more or less, to a point, said point being in the easterly line of Royal Oaks Subdivision, of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee; thence North 7° 52' 29" East 134 feet, more

or less, to a concrete monument; thence North 6° 37' 57" East 61.30 feet to an iron pin; thence North 10° 24' 45" East 254.72 feet to the point of beginning, and containing 4.85 acres, more or less.

Being the same property conveyed to Tattersall Fund, Inc., a Georgia Corporation, by deed of record in Book 5820, page 147, Register's Office for Davidson County, Tennessee.

TRACT III:

A tract of land located in the Seventh Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, dated October _____, 1981, as follows:

Beginning at a point in the easterly line of the Royal Oaks Subdivision, as recorded in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and said point being the northwest corner of the Evergree Heights, Part I, Subdivision, as recorded in Book 1130, page 19, Register's Office for Davidson County, Tennessee, and proceeding as follows:

1) By survey and with the east line of the Royal Oaks Subdivision, North 7° 52' 29" East, a scaled distance of 161' to a point; thence

2) By the Abbot Heirs' deed, South 85° East a scaled distance of 320' to a point; thence

3) By survey, South 2° 05' 48" West, a distance of 147.17' to a point in the northerly line of the Evergreen Heights, Part I, Subdivision; thence

4)With said subdivision and with survey, North 86° 19' West a distance of 121.15' to a point; thence

5) Continuing with said subdivision and with survey, North 87° 18' 13" West a distance of 103.74' to a point; thence

6) Continuing with said subdivision and with survey, North 88° 33' West a distance of 109.64' to the point of beginning, and containing, by planimeter, approximately 1.14 acres.

Being the same property conveyed to Tattersall Fund, Inc., a Georgia Corporation, by deed of record in Book 5820, page 25, Register's Office for Davidson County, Tennessee.

TRACT IV:

A tract of land in the 7th Civil District of Davidson County, Tennessee, dated October 13, 1981, as follows:

Starting at a point in the South right-of-way of a 30 foot access road, said point being 401.8 feet from the East right-of-way of Lynnwood Boulevard; thence North 10° 24' 45" East 556.62 feet to an iron pin at the northeast corner of the Del Favero property, of record in Book 5022, page 477, Register's Office for said County, being the point of beginning; thence North 3° 21' 27" East, 233.73 feet to an iron pin set, said point in the southerly line of the Tom Ragland property; thence with the line between said two tracts South 87° 46' 37" East 286.0 feet to an existing concrete monument, said line being in the westerly line of Evergreen Heights, Part II, of record in Book 1835, page 19, Register's Office for said County; thence with the westerly line of said Evergreen Heights South 5° 13' 23" West 247.85 feet to an existing iron pin, said point being the northeasterly corner of the W. C. Seaton, Trustee property and the Del Favero property North 84° 55' 28" West 278.0 feet to the point of beginning and containing 1.56 acres, more or less.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6364 PAGE 640

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
			630000.00- CONT.	
			1638.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	1650.50-
3946A	08/21/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 5 2 0

IDENTIF. REFERENCE

AUG 21 4 11 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0062675