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.
Harold F. Roll, Trustee 694 Tahoee Circle Stone Mountain, Georgia	SAME	34-3-23

BOOK 6372 PAGE 877

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty-Five Thousand Seven Hundred Twenty-Three Dollars and 85/100 ($185,723.85) cash in hand paid, the receipt of which is hereby acknowledged, the assumption of taxes on the subject parcel and the adjoining parcel (34-2-57) and with the understanding that Grantee will acquire and convey to Grantor property having an equity value of $814,777.13 subject to loans in an aggregate amount of not less than $450,000.00 principal that can be paid off without penalty, said property to be designated by Grantor within forty-five (45) days and closed within one hundred eighty (180) days from the date of this deed in order to qualify as a tax free exchange of property under Section 1031 of the Internal Revenue Code,

I, VALDA MARTZ, hereinafter called the Grantor, have this day bargained and sold and do hereby transfer and convey unto HAROLD F. ROLL, TRUSTEE, with full power to mortgage, sell, transfer, and convey without the joinder of any beneficiary, the Grantee herein, his successors and assigns, the following described real estate in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land lying in the 10th, formerly 20th Civil District of Davidson County, Tennessee, and described as follows:
>
> BEGINNING at a concrete monument on the West right of way of Twin Hills Drive and along the South right of way of Gallatin Road South 50° West a distance of 140 feet to an iron pin, thence leaving said right of way South 43° East a distance of 670 feet to a point, thence North 50° 46' 29" East 226.29 feet to a point in the West right of way of Twin Hills Drive, thence along right of way of Twin Hills Drive, North 50° 13' 57" West a distance of 683 feet to the point of beginning containing 2.82 acres, more or less.
>
> Being part of the same real property conveyed to Valda Martz by deed of William J. Donoho et ux of record in Book 6159, page 772, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Obligation of $400,000 due to William J. Donoho and wife, Jessie Mildred Donoho, secured by an installment deed of record in Book 6159, page 772 of the Register's Office for Davidson County, Tennessee.

2.. Metro Government easement for sanitary sewers and/or storm drainage of record in Book 5587, page 475, said Register's Office.

3. Restrictive covenants of record in Book 6159, page 772, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his successors and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as otherwise stated herein and current taxes for the year 1984.

I further covenant and bind myself, my heirs, representatives and assigns to warrant and forever defend the title to said real estate to the said Harold F. Roll, Trustee, his successors and assigns, against the lawful claims of all persons.

Whenever 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 this 31st day of August, 1984

Valda Martz

VALDA MARTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,450,000.00.

Subscribed and sworn to before me, this the 31st day of August, 1984.

AFFIANT

NOTARY PUBLIC

BOOK 6372 PAGE 878

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VALDA MARTZ, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 1984.

NOTARY PUBLIC

MY COMMISSION EXPIRES: January 19, 1986.

I 4 7 0 7 0

IDENTIF. REFERENCE

AUG 31 4 52 PM '84

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

08/31-3776.50- CHECK

7193

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6372 PAGE 879

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		1,450,000.00 Cons		
			3770.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 3776.50-	
7193A08/31/84			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 47070

IDENTIF. T REFERENCE

AUG 31 4 52 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0065814