THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Shiriram (NAME:)	SAME (NAME:)	P/O 18-8-12
1254 Louisville Highway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Ten Thousand ($110,000) ***DOLLARS*** cash in hand paid, the undersigned, First American National Bank of Nashville, as Trustee under the Last Will and Testament of Robert A. McDowell, Sr., Charles W. McDowell, Sr., Anna Johnson White, Marvin J. Terrell, an unmarried man, James W. Stewart, an unmarried man, and Gloria H. Yokley (the "Grantors"), ***have bargained and sold, and by these presents do transfer and convey unto the said*** John Shiriram (the "Grantee"), his ***heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:***

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A tract of land in the 2nd civil district of Davidson County, Tennessee in the City of Goodlettsville at the northwest quadrant of the intersection of Dickerson Road, U.S. Hwy. 41 and 31, and the Old Springfield Road and being more fully described as follows:

Beginning at an iron pin on the northerly margin of Dickerson Road, U.S. Hwy. 41 and 31, at the intersection of the westerly margin of Old Springfield Road; thence,

1) Leaving Dickerson Road, S 70° 10' 33" W, a distance of 120.00' to an iron pin; thence,

2) S 19° 46' 00" E, a distance of 482.52' parallel with and 120' from the margin of Dickerson Road, U.S. Hwy. 41 and 31; thence,

3) S 70° 10' 33" W, a distance of 324.46' to an iron pin in the right-of-way of the L & N Railroad property; thence,

4) With the said right-of-way of the L & N Railroad, N 57° 08' 57" W, a distance of 649.15' to a point in the center of Lumsey Branch; thence,

5) With the centerline of Lumsey Branch, N 47° 13' 15" E, a distance of 189.60' to a point; thence,

6) Continuing with the centerline of Lumsey Branch, N 44° 03' 34" E, a distance of 359.00' to a point; thence,

7) Continuing with the centerline of Lumsey Branch, N 23° 58' 14" E, a distance of 76.00' to a point on the westerly margin of Old Springfield Pike; thence,

8) With the margin of Old Springfield Pike, S 63° 14' 38" E, a distance of 166.02' to an iron pin; thence,

9) Continuing with the margin of said pike, S 61° 00' 13" E, a distance of 265.64' to the point of beginning and containing 8.726 acres by survey of Theodore E. Martin, Jr., dated September 30, 1981.

Being a part of the property conveyed to Robert A. McDowell, Sr., Charles W. McDowell, Sr., J. Olin White, Marvin J. Terrell, Bruce Salsman (sic), and Leonard W. Yokley, by Installment Deed from Goodlettsville Development Company, Inc., of record in Book 4018, page 391, Register's Office of Davidson County, Tennessee, the interest of Robert A. McDowell having been devised to First American National Bank of Nashville, as Trustee under the Last Will and Testament of Robert A. McDowell, of record in Will Book 130, page 208, Office of the Probate Court Clerk of Davidson County, Tennessee, the interest of J. Olin White having been devised to Anna Johnson White by the Last Will and Testament of J. Olin White, of record in Will Book 45, page 450, Office of the County Court Clerk of Williamson County, Tennessee, the interest of Leonard W. Yokley having been devised to Gloria H. Yokley by the Last Will and Testament of Leonard W. Yokley, of record in Will Book 142, page 93, Office of the Probate Court Clerk of Davidson County, Tennessee; and the interest of Bruce Saltsman (the same person as Bruce Salsman) having been conveyed to James W. Stewart, by Warranty Deed of record in Book 6179, page 685, Register's Office of Davidson County, Tennessee.

Grantors do hereby grant to Grantee a non-exclusive right of ingress and egress over a tract of land described as follows:

Beginning at an iron pin on the northwesterly margin of Dickerson Road, U.S. Hwy. 41 and 31, where the width of said margin changes from 35' to 125' from centerline; thence,

1) Southerly with a curve to the right having a radius of 1,875.00' and a central angle of 1° 31' 40", a distance of 50.00' to an iron pin; thence,

2) Leaving Dickerson Road, S 70° 10' 33" W, a distance of 209.05 to an iron pin at the southeast corner of the tract described above; thence,

3) With the east line of the tract above described, N 19° 46' 00" W, a distance of 50.00' to an iron pin; thence,

4) N 70° 10' 33" E, a distance of 209.77' to the point of beginning.

This conveyance is expressly subject to:

1) An easement for the flow of a creek along the northwesterly boundary of the property herein conveyed.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantors do covenant with the said Grantee, his heirs and assigns, that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as otherwise set forth herein, the covenant of First American National Bank of Nashville, as Trustee, being made in as full and ample a manner as it can and should do, but not further or otherwise.

And Grantors do further covenant and bind themselves (the covenant of First American National Bank of Nashville, as Trustee, being made in as full and ample a manner as it can and should be, but not further or otherwise), their respective successors, assigns, heirs, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the dates appearing in the acknowledgments below, to make this conveyance effective the 1st day of October, 1984, the corporate party hereto having caused this instrument to be executed by its duly authorized officer.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE,
as Trustee under the Last Will and
Testament of Robert A. McDowell, Sr.

By: _____ SENIOR VICE PRESIDENT

_____
Charles W. McDowell, Sr.

_____
Anna Johnson White

_____
Marvin J. Terrell

_____
James W. Stewart

_____
Gloria H. Yokley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

_____
Affiant

Subscribed and sworn to before me, this 1st day of October, 1984.

_____
Notary Public

My Commission Expires:
October 20, 1985

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared W. A. BYRN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the SENIOR VICE PRESIDENT of First American National Bank of Nashville, the within named bargainor, a corporation, and that he as such SENIOR VICE PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as SENIOR VICE PRESIDENT.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 28th day of September, 1984.

William H. Key, Jr.
Notary Public

My Commission Expires:
October 20, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 26th day of September, 1984.

Lynn W. Conway
Notary Public

My Commission Expires:

1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Anna Johnson White, the within named 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, at office, this 28th day of September, 1984.

Angela S. Powers
Notary Public

My Commission Expires:
My Commission Expires Nov. 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 25th day of September, 1984.

William H. Berry, Jr.
Notary Public

My Commission Expires:
October 20, 1985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 24th day of September, 1984.

Lois S. Cummings
Notary Public

My Commission Expires:

4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Gloria H. Yokley, the within named 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, at office, this 28th day of September, 1984.

Irma Trask
Notary Public

My Commission Expires:

July 17, 1988

RUSH

FELIX A. WILSON III, REGISTER
DAVIDSON COUNTY, TN

Oct 11 54 PM '84

IDENTIF. REFERENCE

I.S. 3.3.1.8.

CHECK

10/01 0155 -85.00

1551

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

110000.00- CAMT.
286.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 301.50-
4861A10/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 1 8

IDENTIF. REFERENCE

OCT 1 1 84 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0072990