TO: DAVID K. WACHTEL, JR.

FROM: AMJO, INC. Now Known As
FEPEJIDO, INC.

Prepared by:

Owens & Herring
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED BOOK 6436 PAGE 514

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL #:
David K. Wachtel, Jr. 503 Halls Lane Madison, TN 37115	Same	133-10-34

FOR AND IN CONSIDERATION of the sum of Two Hundred Eight Thousand Seventy-Six and No/100 Dollars ($208,076) cash the receipt of which is hereby acknowledged, AMJO, INC., now known as FEPEJIDO, INC., has this day bargained and sold, and does hereby transfer and convey unto the said DAVID K. WACHTEL, JR., the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I:

Land lying in the 29th Councilmanic District, in the 6th Civil District of Davidson County, Tennessee being Lot #I of Hewlett Bend Subdivision as of record in Book 4595, Page 139, Register's Office for Davidson County, Tennessee and described according to a survey by James L. Murphy Jr., Engineer in February, 1973 as follows:

Beginning at a concrete monument in the easterly right-of-way of Nolensville Road, said monument being 581, more or less, feet south of the centerline of Natchez Court; thence leaving said easterly right-of-way south 87 degrees 20 minutes east 446.9 feet to a concrete monument, the southwest corner of Lot 3 in Section Two of Leonard Heights as of record in Book 2330, Page 126, Register's Office for Davidson County, Tennessee; thence south 87 degrees 42 minutes east 152.58 feet to a concrete monument; thence south 5 degrees 12 minutes 40 seconds east 21.69 feet to a point in the right-of-way of said cul-de-sac; thence with the right-of-way of said cul-de-sac along a curve having a radius of 50.0 feet a distance of 95.53 feet to a concrete monument; the beginning of a 25 foot reverse return radius; thence with said return radius a distance of 47.76 feet to a concrete monument; thence north 85 degrees 0 minutes west 342.0 feet to a concrete monument, the beginning of a curve to the left having a radius of 80.0 feet; thence with said curve a distance of 60.32 feet to a concrete monument the beginning of a 25 foot reverse return radius; thence with said return radius a distance of 32.72 feet to a concrete monument in the easterly right-of-way of Nolensville Road; thence with said right-of-way along a curve to the right, having a radius of 2825.0 feet a distance of 153.10 feet to the point of beginning. Containing 58,578 square feet, or 1.34 acres, more or less.

Tract II:

Being a 0.04 more or less acre tract of land lying in the First formerly the Sixth Civil District of Davidson County, Tennessee, said tract being a portion of the J. Redd & Associates Property as of record in Book 4189, Page 781, Register's Office of Davidson County, Tennessee, and described according to a survey by Anderson-Delk & Associates, Engineers, as follows:

Beginning at a point on the most easterly margin of Nolensville Road, said point being the most southwest corner of Lot number Two on the plan of a subdivision of J. Redd & Associates Property as of record in Book 4715, Page 101, Register's Office for Davidson County, Tennessee; thence leaving said easterly margin and running along the most southerly line of said lot number Two, North 85 degrees, 57 minutes 9 seconds East a distance of 200.00 feet to

a point; thence South 67 degrees, 36 minutes 41 seconds East a distance of 42.50 feet to a point, said point lying on the common line with lot number One on the plan of Hewlett Bend Subdivision as of record in Plat Book 4595, Page 139, said Register's Office; thence with said common line North 89 degrees 30 minutes 10 seconds West a distance of 238.81 feet to the point of beginning.

Being the same property conveyed to Amjo, Inc. by deed from Sidney Averbuch and M. C. Morris of record in Book 4697, page 159, said Register's Office (as to Tract I) and being the same property conveyed to Amjo, Inc. by deed from J. Redd & Associates, a partnership composed of James T. Redd and Carl P. Gardner, of record in Book 6171, page 825, said Register's Office (as to Tract II). By Articles of Merger of record in Book 5781, page 323, said Register's Office, Amjo, Inc. was merged into Fepejido, Inc.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee his successors, heirs and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, having a good right to convey it, and that the same is unencumbered except as follows:

(a) Taxes, 1984, $4,383.47, a lien, currently due and payable. Field Book No. 6DA-36892, Map & Parcel No. 133-10-34.

(b) Recorded plan shows an Owner's Certificate, and an overhang easement across the southwest corner of said lot, and a utility anchor easement 3 x 15 feet located in the approximate center of south line of said lot.

(c) Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government by instrument of record in Book 4777, page 705, said Register's Office.

Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

In witness whereof the Grantor has caused this document to be executed this 29th day of November, 1984, by its duly authorized officer on said day and date.

FEPEJIDO, INC.

By: Jim P. Demos
Jim P. Demos, President

16824

IDENTIFICATION REFERENCE

Nov 30 11 20 AM '84

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $208,076.

Subscribed and sworn to before me, this the 29th day of November, 1984.

Jim P. Demos, Affiant.

Notary Public

My Commission Expires: January 26, 1988.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, D. Jefferson Herring, a Notary Public of the State and County aforesaid, personally appeared Jim P. Demos, 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 President of Fepejido, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of November, 1984.

Notary Public

My Commission Expires: January 26, 1988.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6436 PAGE 517

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

208076.00- CAMT.
541.06 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 550.56-
1243A11/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 8 2 4

IDENTIF. REFERENCE

Nov 30 11 20 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0089174