This instrument prepared by:
O'HARE, SHERRARD & ROE
St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

FELIX ... REGISTER
DAVIDSON COUNTY, TN
JAN 22 10 19 AM '86
IDENTIFICATION REFERENCE
1780631
RECEIVED
3572 01/22 3:20 PM CHECK

BOOK 6478 PAGE 138

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Abbott Martin Corporation c/o John H. Roe, Jr. 4th Floor 500 Church Street Nashville, Tennessee 37219	Same	To Be Assigned B. P.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00, and other good and valuable consideration) Frank R. Leu and wife, Margaret O. Leu (hereinafter referred to as the "Grantors"), have bargained and sold, and do hereby transfer and convey unto Abbott Martin Corporation, a Tennessee Corporation (hereinafter referred to as the "Grantee"), and to the said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying in the Thirty-Fourth (34th) Councilmanic District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the division of the Lands of Henry W. Compton, as of record in Plan Book 2, page 58, Chancery Court of Nashville, and part of Lot No. 10 on the Plan of the Andrew Castleman Lands, as of record in Minute Book "J," page 30, County Court for said County, described as follows:

Beginning at an iron rod on the westerly margin of Vailwood Drive, said iron rod being the northwesterly corner of Lot 1 of Wallace Subdivision, Part 3, as of record in Plat Book 1130, page 82 (R.O.D.C.); thence with Vailwood Drive North 10°00'41" East 351.99 feet to an iron rod; thence with a curve to the right with a radius of 25 feet and an arc length of 39.58 feet a chord bearing and distance of North 55°21'54" East 35.57 feet to an iron rod on the southerly margin of Abbott Martin Road; thence with said southerly margin South 79°16'53" East 62.35 feet to an iron rod; thence with a curve to the right with a radius of 1,407.40 feet and an arc length of 716.44 feet, a chord bearing and distance of South 64°41'53" East 708.73 feet to an iron rod; thence South 50°06'53" East 170.10 feet to an iron rod; thence leaving Abbott Martin Road South 11°50'00" East 39.11 feet; thence South 79°19'26" West 5.00 feet; thence with a curve to the left with a radius of 20.00 feet and an arc length of 30.00 feet a chord bearing and distance of South 35°13'42" West 27.25 feet; thence with a curve to the right with a radius of 426.80 feet and an arc length of 295.33 feet a chord bearig and distance of South 12°06'49" West 289.48 feet; thence with a curve to the left with a radius of 10.00 feet and an arc length of 14.32 feet a chord bearing and distance of South 09°05'19" East 13.13 feet; thence South 50°06'53" East 3.38 feet; thence South 39°53'07" West 132.00 feet; thence South 50°06'53"

East 34.23 feet; thence with a curve to the right with a radius of 212.37 feet an arc of 218.48 feet a chord bearing and distance of South 20°38'38" East 208.97 feet; thence South 09°01'00" West 353.98 feet; thence South 80°22'02" East 96.80 feet; thence North 57°30'08" East 108.53 feet; thence South 80°22'02" East 220.00 feet; thence North 79°50'02" West 106.28 feet; thence South 80°22'02" East 100.00 feet to the westerly line of Abbott Martin Estates, Plat Book 2854, page 27 (R.O.D.C.); thence with said westerly line South 09°37'58" West 522.00 feet to a drill hole in rock; thence North 80°18'15' West 223.28 feet to an iron rod; thence North 80°12'10" West 301.80 feet to an iron rod; thence North 80°20'01" West 148.34 feet to a concrete monument; thence South 08°47'51" West 217.79 feet to a concrete monument; thence North 81°10'22" West 478.81 feet to an iron rod; thence North 00°54'17" West 1388.52 feet to an iron rod; thence North 10°09'36" East 315.62 feet to a concrete monument; thence North 79°13'30" West 200.13 feet to the point of beginning, containing 38.55 Acres, more or less.

Being a part of the same property conveyed to Frank R. Leu and wife, Margaret Oman Leu by deed as follows: from Lalla S. Radebaugh, Book 1092, Page 146; from William Guy Wallace, Margaret Wallace, and Frances Compton Wallace, Book 1286, Page 690; from Robert Y. Phelan, Sr. and wife, Flora K. Phelan, Book 1941, Page 625; from Parkes Armistead and wife, Katherine M. Armistead, Book 4727, Page 154, from Third National Bank in Nashville, Trustee under the Will of G. A. Puryear, Sr. of record in Book 1429, Page 126, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Declaration of Restrictive Covenants dated the _____ day of January, 1985, by Frank R. Leu and wife, Margaret Leu of record at Book 6478, Page 172, Register's Office for Davidson County, Tennessee and all other encumbrances of record.

This is improved property known as Abbott Martin Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's heirs and assigns forever. Grantors covenant that they are 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 for 1984 taxes, a lien due and payable. Grantors further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness our hands this 21 day of January, 1985.

Frank R. Leu

Frank R. Leu

Margaret O. Leu

Margaret O. Leu

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank R. Leu and wife, Margaret O. Leu with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee this 21 day of January, 1985.

Claudette McCord

My Commission Expires:
July 18, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $3,792,764.00 and no other monetary consideration.

John R. Roe, Jr.
AFFIANT

Sworn to and subscribed before me this 21 day of January, 1985.

My Commission Expires:
July 18, 1987

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6478 PAGE 191

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

3,792,764.00 Cons.
9861.26 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 9870.76-
5072A01/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 8 0 6 3.

IDENTIF. REFERENCE

JAN 22 10 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102647