mail

THIS INSTRUMENT PREPARED BY:
WHITE AND REASOR (GRF,JR.)
3305 WEST END AVENUE
NASHVILLE, TN. 37203 - after Jan

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
WILLIAM E. BICKLEY P. O. Box 120841 Nashville, Tennessee 37212	SAME	106-14 Parcel 161

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, MANAGEMENT INVESTMENT ASSOCIATES, a Tennessee General Partnership, JOE M. RODGERS, D/B/A MANAGEMENT INVESTMENT ASSOCIATES,a sole proprietorship , and JOE M. RODGERS individually ("Grantor") has bargained and sold, and by these presents does transfer and convey unto the said WILLIAM E. BICKLEY ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference ("Property").

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to those exceptions set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

AFFIANT

March ~~February~~, SUBSCRIBED AND SWORN TO before me this ~~28th~~ day of 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/10/85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a good right to convey it, and the same is unencumbered except as set forth in Exhibit "B".

Grantor does further covenant and bind themselves to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

HELEN M. RODGERS, the wife of Joe M. Rodgers, joins in this conveyance for the express purpose of quitclaiming any interest she may have in the property to the Grantee by virtue of her marriage to Joe M. Rodgers.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this 3rd day of February, 1985.

MANAGEMENT INVESTMENT ASSOCIATES

BY: _____
JOE M. RODGERS, PARTNER

_____
JOE M. RODGERS, D/B/A MANAGEMENT INVESTMENT ASSOCIATES

_____
JOE M. RODGERS

_____
HELEN M. RODGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, Debbie Dumas, a Notary Public of the State and County aforesaid, personally appeared JOE M. RODGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be a partner in Management Investment Associates, the within named Bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as a partner.

WITNESS MY HAND AND SEAL, this 22 day of February, 1985.

Debbie Dumas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/20/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Debbie Dumas, a Notary Public of said County and State, JOE M. RODGERS, D/B/A MANAGEMENT INVESTMENT ASSOCIATES, 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 AND SEAL this 22 day of February, 1985.

Debbie Dumas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/20/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Debbie Dumas, a Notary Public of said County and State, JOE M. RODGERS, 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 purpose therein contained.

WITNESS MY HAND AND SEAL, this 22 day of February, 1985.

Debbie Dumas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/20/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Debbie Dumas, a Notary Public of said County and State, HELEN M. RODGERS, 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 purpose therein contained.

WITNESS MY HAND AND SEAL, this 22 day of February, 1985.

Debbie Dumas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/20/86

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 14 on the Second Revised Plat of Commercial Park South, of record in Book 4675, Page 111, Register's Office for Davidson County, Tennessee. Reference is hereby made to a plat for a more complete description.

BEING a portion of the same property conveyed to Management Invstment Associates a general partnership composed of Joe M. Rodgers, A.C. Mifflin, III, and J. L. Cargile by deed of record in Book 4662, Page 481, Register's Office for Davidson County, Tennessee.

WHEREAS, by agreement dated January 4, 1980, and of record in Book 6093, Page 176, Register's Office for Davidson County, Tennessee, Joe M. Rodgers acquired all of the right , title and interest of J. L. Cargile, A. C. Mifflin, III and John C. Jenkins, Jr. in the partnership known as Management Investment Associates and was permitted to continue the business of Management Investment Associates as a sole proprietorship.

EXHIBIT "B"

EXCEPTIONS

1. 1985 real property taxes which shall be prorated and assumed by Grantee.

2. The Plan of Record in Plat Book 4675, Page 111, said Register's Office, shows an owner's certificate, certain notes, easements and setback lines.

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IDENTIF. REFERENCE
MAR 4 8 31 AM '85
DAVIDSON COUNTY, TN
5269 03/04 64.50 CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6502 PAGE 628

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

20000.00- CAMT.
62.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 64.50-
5269A03/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 8648 3

IDENTIF. REFERENCE

MAR 4 8 31 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 112547

628