This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

W. K. Talley, Jr. et ux

TO

R. L. Eatherly, Trustee

For draftsman's use

This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOOK 6522 PAGE 5

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. L. Eatherly, Trustee (NAME)	Same (NAME)	32,00-60
1000 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	32.00-11
Nashville, Tenn. 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	32.15

(FOR REGISTER'S USE)

I 92805

IDENTIF. T REFERENCE

MAR 29 11 45 AM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 200,000.00 R. L. Eatherly Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 85

Notary Public

MY COMMISSION EXPIRES: 4/15/88

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, W. K. TALLEY, JR. and wife, LaVERNE O. TALLEY, have bargained and sold, and by these presents do transfer and convey unto the said R. L. EATHERLY, TRUSTEE, with power to sell, transfer, convey, mortgage, and encumber without the joinder of any beneficiary, his successors ~~and~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See description attached hereto as Exhibit A.

The following paragraphs of that certain Agreement to Sell and Purchase dated March , 1985, by and between W. K. Talley, Jr. and wife, LaVerne O. Talley, and R. L. Eatherly shall continue in force and effect until satisfied or released:

(A) 6. Post-Closing Covenants of Purchaser
(B) 10. Brokerage
(C) 11. Survival; Indemnity by Seller
(D) 12. Further Assurance.

03/29 13:50 CHECK

3341

WD-2

This is unimproved ( ) improved (X) property, known as Brick Church Pike, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. L. EATHERLY, TRUSTEE, with power to sell, transfer convey, mortgage and encumber without the joinder of any beneficiary, his successors heirs and assigns, forever.

And we do covenant with the said R. L. Eatherly, Trustee, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except by taxes for the year 1985, which have been prorated and assumed by the Grantee herein.

And we, W. K. Talley, Jr., and wife, LaVerne O. Talley, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said R. L. Eatherly, Trustee, his successors heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of March, 1985

W K Talley Jr
W. K. Talley, Jr.

LaVerne O. Talley
LaVerne O. Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie D Smith, a Notary Public in and for said County and State, the within named W. K. Talley, Jr. and wife, LaVerne O. Talley,

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 1985.

Annie D Smith Notary Public

Commission Expires 4-21-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

EXHIBIT A

TRACT I: In this first tract there are three certain tracts or parcels of land situated in the old 22nd District of Davidson County, Tennessee, containing respectively ninety acres ±, fifteen and one-fourth acres ± and forty acres ±, be the same more or less, and more particularly described as follows:

PARCEL A: Beginning at a beech tree marked "A" "C" formerly A. Cavitt's corner; running thence West 140 poles with Cavitt's line to an elm and hickory; thence North 80 poles with the dividing ridge to a sugar tree and mulberry; thence northeast with said ridge; 100 poles to a sugar tree and mulberry on the top of said ridge; thence with A. Hooker's line South 122 poles to the beginning, containing 90 acres, more or less. In this tract is a family graveyard twenty feet square which is not conveyed.

PARCEL B: Begins at 2 beech trees at Butterworth's southwest corner; runs thence West 30 poles to two white ashes and a dogwood; thence North 30° West 32 poles and 4 links to a white ash and sugar tree; thence North 20° West 27 poles to a stake on the north boundary of Cavitt's tract; thence East 57 poles to Cavitt's northeast corner; thence South 55 poles with Butterworth's line to the beginning, containing fifteen and one-fourth acres, more or less.

PARCEL C: Beginning at a stone in the land near M. W. Omahundro's spring, a southeast corner; and runs thence as follows: South 3° East 197 feet to a corner, a pile of stones; thence North 85 1/2° East 218 feet to a corner; thence North 34 1/2° East 475 feet to a corner, stone set in the ground; thence South 81 1/2° East 805 feet to the southeast corner, a stone set in the ground; thence North 6 3/4° East 1607 1/2 feet to a corner from which two small mulberry in wire fence bear north 60 feet; thence South 58° 52' West 1432 feet to a corner, a stone on top of ridge and northeast corner of M. W. Omahundro's tract purchased of Cummins; thence South 3 1/4° West 1125 feet to the beginning, containing 40 acres of land, more or less.

The above description includes and excludes two parcels of land conveyed out of same, one of 6 4/10 acres ± deeded to J. W. Parrish by deed recorded in Book 432, page 577 of the Register's Office for said County, and another of 24.48 ± deeded to J. B. Jackson by deed of record in Book 638, page 735, said Register's Office.

TRACT II: Beginning at a stone at the corner of the property of Mrs. S. B. McClellan on the west side of an abandoned county road, running South 1 ° 50' West 1329.5 feet along the surface of the ground to an iron pin on the east side of said road at a corner of the property of Z. T. Parrish; thence North 89° 30' East 1718 feet (crossing Brick Church Pike) to an iron pin thence North 59° 30' East 483.5 feet to a point on a corner of said Parrish and Woodroof; thence along Mr. Woodroof's line North 59° 30' East 764 feet to an iron pin on a corner with Woodroff and Dean; thence North 26° West 291.5 feet to center of Brick Church Pike; thence North 8° 45' East 446 feet to corner of Beech Grove Church Lot; thence North 49° 45' West 260.5 feet to an iron pin; thence North 46° 30' West 261 feet to a pin in the corner of Church Graveyard and property of J. B. Jackson; thence along Jackson's line South 59° 45' West 798 feet to a pin; thence North 28° 30' West 325.5 feet to an iron pin; thence North 79° 45' West 627 feet to corner of lots of J. B. Jackson and Mrs. S. B. McClellan, continuing North 79° 45' West along McClellan's line 178.5 feet to an iron pin; thence South 37° 45' West 470 feet to an iron pin; thence due west 415.5 feet to the point of beginning, containing 84.7 acres, more or less, by actual survey of William L. Bratten.

Being the same property conveyed to W. K. Talley, Jr. by deed from W. C. Talley and Lillie P. Talley of record in Book 2640, page 474, said Register's Office. The said Lillie P. Talley having conveyed her interest in said property to W. K. Talley, Jr. by deed of record in Book 2708, page 460, said Register's Office, the said Lillie P. Talley having since died.

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

BOOK 6522 PAGE 8

RECEIVED OF _____

FOR _____

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

200000.00- CAMT.
620.00 CSTAX.
.50 PRFEE
9.00 WDEED.
CHECK 629.50-
334 M03/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 2 8 0 5

IDENTIF. REFERENCE

MAR 29 11 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120404