Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Durham, Durham & Butler Enterprises C/o Paul C. Durham 3112 Nolensville Rd Nashville TN 37211	Same as owner	133/126 and 133/48

This instrument prepared by: Boult, Cummings, Conners & Berry (JEM)
P.O. Box 198062, Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Dukes, Dukes & Ledford, a Tennessee general partnership among Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford ("Grantor") has bargained and sold, and hereby transfers and conveys to Durham, Durham & Butler Enterprises, a Tennessee general partnership among Paul F. Durham, Sid D. Durham and William J. Butler ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. Installment deed of record in Book 5690, page 147, said Register's Office. (Tract I)

3. Installment deed of record in Book 5690, page 152, said Register's Office. (Tract II)

4. Deed of Trust of record in Book 5690, page 157, said Register's Office. (Both tracts).

5. Easement for sanitary sewers and/or storm drainage of record in Book 4839, page 607, said Register's Office. (Both tracts)

Grantor covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and

04/12 20.60~ CHECK

7498

assigns against the lawful claims of all persons claiming by, through or under Grantor.

Executed this 6th day of March, 1985.

DUKES, DUKES & LEDFORD, a
Tennessee general partnership

By: _____
Glenn G. Dukes,
General Partner

By: _____
Buddy R. Dukes,
General Partner

By: _____
Thomas E. Ledford,
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $198,500.00.

_____
Affiant

Subscribed and sworn to before me this 6 day of March, 1985.

_____
Notary Public
My commission Expires: 4-21-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Patrick L. Alexander, a Notary Public of the state and county aforesaid, personally appeared Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be general partners of Dukes, Dukes & Ledford, the within named bargainor, a Tennessee general partnership, and that they as such general partners executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership by themselves as general partners.

WITNESS my hand and seal, this 6th day of March, 1985.

Patrick L. Alexander
Notary Public

My Commission Expires: 1-2-86

PATRICK L. ALEXANDER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

196167

IDENTIF. REFERENCE

APR 12 10 01 AM '85

DAVIDSON COUNTY, TN

EXHIBIT "A"

TRACT NO. I:

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by Michael V. Holmes, dated May, 1980, more particularly described as follows:

Beginning at a point in the northerly margin of Antioch Pike, said point being 194.20 feet from the southwest corner of the Mary T. Hitt property, said distance measured along the northerly margin of Antioch Pike called the point of beginning, north 1 deg. 42' 19" east 314.66 feet; north 89 deg. 17' 49" east 62.46 feet; north 89 deg. 41' 26" east 128.97 feet; south 5 deg. 09' 46" east 290.26 feet to a point in the northerly margin of Antioch Pike; thence in a westerly direction along the northerly margin of Antioch Pike 42.51 feet; thence still along the northerly margin of Antioch Pike, south 83 deg. 08' 20" west 185.99 feet to the beginning, said tract of land containing 1.451 acres, more or less.

TRACT NO. II:

Land in the 5th Civil District of Davidson County, Tennessee, according to a survey made by Michael V. Holmes, dated May, 1980, more particularly described as follows:

Beginning at a point in the northerly margin of Antioch Pike, said point being the southeast corner of the Mary T. Hitt property; thence in an arc in the northerly margin of Antioch Pike in a westerly direction a distance of 210.0 feet; thence north 5 deg. 9' 46" west 290.26 feet; thence north 89 deg. 41' 26" east 231.00 feet; south 00 deg. 58' 52" east, 287.04 feet to the point of beginning, said tract of land containing 1.446 acres, more or less.

Tracts I and II being the same property conveyed to Dukes, Dukes & Ledford, a Tennessee general partnership (as to a 2/3 undivided interest) and Bill Farley (as to a 1/3 undivided interest) by Quitclaim Deed from G. Michael Yopp, Trustee, of record in Book 6532, page 238, Register's Office for Davidson County, Tennessee, and being the same property with respect to which Bill Farley conveyed his 1/3 undivided interest to Dukes, Dukes & Ledford, a Tennessee general partnership, by Quitclaim Deed of record in Book 6530, page 241, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6532 PAGE 249

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

198500.00- CAMT
516.10 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 528.60-
7498A04/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 6 1 6 7

IDENTIF. REFERENCE

APR 12 10 01 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 124446