GRFjr/sw
7/17/85

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
WHITE & REASOR
3305 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
2821 Lebanon Road Joint Venture c/o The Timmons-Cobb Company 900 Division Street Nashville, Tennessee 37203	Same	Map 96-1 Parcel 69

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty-Three Thousand Seventy-Three and 99/100 Dollars ($323,073.99) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, ALAN L. SATURN, Trustee with full power to mortgage, sell, convey and encumber without joinder of a third party beneficiary, has bargained and sold, and by these presents does transfer and convey unto 2821 LEBANON ROAD JOINT VENTURE, a Tennessee joint venture composed of J. Gary Allen, Walter L. Timmons, Jr., Terrence L. Cobb and Teddy Bart, d/b/a Fiddler Investment Company, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to those matters 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 $323,073.99.

Walter L. Timmons
Affiant.

SUBSCRIBED AND SWORN to before me, this 16th day of July, 1985

1-10-89
Notary Public

My Commission Expires:

PARCEL

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property of the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 16th day of July, 1985.

GRANTOR

Alan L. Saturn, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, George R. Fusner, Jr., a Notary Public of said County and State, ALAN L. SATURN, Trustee, 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, at office, this 15th day of July, 1985.

Notary Public

My Commission Expires: 1-10-89

EXHIBIT A

Property Description

A parcel of land in Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 1, 1978, by Southern Land and Associates, Inc.

BEGINNING at an iron pin found in the northeast corner of Parcel 68 at the south right of way of Lebanon Pike; thence south 69 degrees 38 minutes 00 seconds east 28.70 feet along the southerly right of way of Lebanon Pike to the point of curvature of Lebanon Pike; thence along said curve with a radius of 512.56, a distance of 91.11 feet with a chord distance of 90.99 and a bearing of south 75 degrees 44 minutes 20 seconds east to an iron pin set; thence south 05 degrees 37 minutes 12 seconds west 285.47 feet to an iron pin placed; thence north 85 degrees 06 minutes 02 seconds west 115.48 feet to an iron pin found; thence north 05 degrees 12 minutes 00 seconds east 307.91 feet to the south side of Lebanon Pike and the point of beginning.

BEING the same property conveyed to Alan L. Saturn, Trustee, by Deed of Founders Security Life Insurance Company, of record in Book 5374, page 770, of the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

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

2. Deed of Trust from Alan L. Saturn, Trustee to Howard F. Butler, Trustee, to secure Founders Security Life Insurance Company of record in Book 5374, page 772, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5580, page 43, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5613, page 221, Register's Office for Davidson County, Tennessee.

5. Driveway and Water Line Easement between Alan L. Saturn, Trustee and Mark A. Parrish dated July 19, 1985, of record in Book 6610, page 985, Register's Office for Davidson County, Tennessee.

J 2 2 1 8 9

IDENTIF. REFERENCE

JUL 19 4 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6610 PAGE 996

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
			323073.97- [illegible]	
			840.16 [illegible]	
			.50 [illegible]	
			12.00 [illegible]	
			[illegible] 352.66-	
			9539A07/19/85 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 1 8 9

IDENTIF. REFERENCE T

JUL 19 4 11 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155692