ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
FRENCH R. McKNIGHT, JR., Trustee of the McKNIGHT CHILDREN'S TRUST (NAME)	same (NAME)	10D-07275
1011 Cherry Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	40-108
Nashville Tenn 37203 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

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WARRANTY DEED

For and in consideration of the sum of Two Hundred Fifty Thousand and no/100 ($250,000.00)----- DOLLARS

of which Fifty Thousand and no/100 Dollars ($50,000.00) is cash in hand, paid at closing, the receipt and sufficiency of which is hereby acknowledged, and the balance of Two Hundred Thousand and no/100 Dollars ($200,000.00) is secured by a first Deed of Trust to M. A. BORCHERT, of even date herewith.

I, M. A. BORCHERT, an unmarried person,

have bargained and sold, and by these presents do transfer and convey unto the said FRENCH R. McKNIGHT, JR., Trustee of the McKNIGHT CHILDREN'S TRUST

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of A Resubdivision, Lot #1, Caudill Subdivision, of record in Book 5200, page 204, Register's Office for said County.

Said Lot No. 3 fronts 100.00 feet on the southerly margin of Old Hickory Boulevard and extends back 198.96 feet on the easterly line, which is a twice broken line, and 232.69 feet on the westerly line to a broken line in the rear, measuring 110.81 feet thereon.

Together with a perpetual, nonexclusive easement, appurtenant to said Lot No. 3, over and across the northerly 90 feet on the easterly 50 feet of Reserved Parcel "B" on said plan, for the purpose of providing ingress to and egress from said Lot No. 3 from and to Old Hickory Boulevard by the owner or owners of said Lot No. 3 and his or their licensees and invitees, as shown on said plan.

Being the same property conveyed to M. A. Borchert by deed from Noble C. Caudill, II, unmarried, of record in Book 5505, page 199, Register's Office for Davidson County, Tennessee.

This property and premises are conveyed "as is."

M. A. BORCHERT covenants that he is lawfully seized of the said property, has a good right to convey it, and that the same is unencumbered, except as set out in the title policy purchased by FRENCH R. McKNIGHT, JR., Trustee of McKNIGHT CHILDREN'S TRUST, which*

M. A. BORCHERT further transfers and conveys all his right, title and interest, in and to a certain covenant and restriction on the use of certain property contained in deed of record in Book 5505, page 199, Register's Office for Davidson County, Tennessee.

*policy shows the plan of record at Book 5200, page 204, showing an owner's certificate, and a drainage and sewer easement; and an easement to Mobil Oil Corporation of record at Book 4574, page 718, along with taxes for 1985, a lien but not yet due and payable.

This is unimproved ( ) improved (X) property, known as Old Hickory Boulevard (House Number) (Street)

Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of July, 19 85.

M. A. BORCHERT, Unmarried

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Volusia

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Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named M. A. BORCHERT, an unmarried person,

the bargainor, 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 official seal at Deltona, Florida, this 30th day of July, 1985.

My commission expires Notary Public Mary S. Johnston

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES DEC 23 1987
BONDED THRU GENERAL INSURANCE UND.

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF ~~XXXXXXXX~~ TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 250,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Frank R. McKnight, Jr. Trustee
FRENCH R. McKNIGHT, JR., Trustee

Sworn to and subscribed before me this 1ST day of August, 1985

My commission expires 2-27-86 Notary Public

NOTARY PUBLIC ROUTSON COUNTY, TN

This instrument was prepared by:

Name	Address
WOODS, WOODS & WATSON,	121 Seventeenth Avenue South, Nashville, Tennessee 37203

WARRANTY DEED

FROM

M. A. BORCHERT, An Unmarried Person

TO

FRENCH R. McKNIGHT, JR., Trustee of the McKNIGHT CHILDREN'S TRUST

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TN
FELIX Z. WILSON II REGISTER

AUG 1 3 35 PM '85

IDENTIFICATION REFERENCE

25322

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

250000.00- CONST.
650.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 656.50-
3452A08/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2532 2

IDENTIFICATION REFERENCE

AUG 1 3 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 159517