ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeff Zeitlin Enterprises (NAME)	SAME (NAME)	Map 143
4301 Hillsboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 42.12
FRANKLIN TN. 37064 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	90Z-72849

WARRANTY DEED

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For and in consideration of the sum of Ten and no/100---------- DOLLARS

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

I, John R. Beesley, III, Trustee with full power to mortgage, sell, encumber, restrict, and/or convey without the joinder of any beneficiary, the Grantor

have bargained and sold, and by these presents do transfer and convey unto the said Jeff Zeitlin d/b/a Jeff Zeitlin Enterprises, a sole proprietorship

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

Beginning at an existing iron pin at the corner of H. G. Hill Realty and Harpeth Trace Estates and the southwest corner of the herein described property; thence, along the line of H. G. Hill Realty N 01° 45' 55" E 491.00' to an existing iron pin, a corner to Treetops at Harpeth Trace recorded at Book 5200, page 775, Register's Office for said County; thence, along the line of Treetops at Harpeth Trace S 84° 14' 05" E 301.50' to an existing iron pin, a corner of Treetops and in the west right-of-way of Harpeth Trace Drive; thence, along said west right-of-way S 02° 05' 32" W 36.24' to an iron pin set, at the beginning of a curve to the right having a central angle of 34° 30' 38" a radius of 175.00' an arc length of 105.41' and a chord of 103.82'; thence along the chord of said curve S 19° 20' 51" W 103.82' to an iron pin set; thence, continuing along said right-of-way S 36° 36' 11" W 334.75 feet to an iron pin set, the beginning of a curve to the right having a central angle of 27° 18' 41" a radius of 201.00' and arc length of 95.81' and a chord of 94.91'; thence along the chord of said curve S 50° 15" 31" W 94.91' to an iron pin set still in said west right-of-way and a corner to Harpeth Trace Estates; thence along the line of Harpeth Trace Estates N 65° 32' 06" W 7.48 feet to the point of beginning and containing 93,512.73 square feet or 2.15 acres.

Being part of the same property conveyed to the grantor herein by deed of record at Book 6101, page 789, said Register's Office. THIS CONVEYANCE IS SUBJECT TO 1985 property taxes; easements of record at Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 5360, page 320, Book 5364, page 882, and Book 6407, page 892; Overpass construction agreement at Book 5102, page 956; Charter Harpeth Trace Services Association at Book 5120, page 199, Declarations of covenants, conditions, restrictions at Book 5120, page 208 and Book 5380, page 357, all recording references to said Register's Office.

This is ~~improved~~ (unimproved) property, known as 2.15 Acres (House Number) Harpeth Trace Drive (Street), Nashville, TN. 3722 (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 19th day of July, 19 85.

John R. Beesley, III, Trustee

John R. Beesley, III, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named John R. Beesley, III, Trustee

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 Nashville, TN. this 19th day of July, 1985.

My commission expires 4-17-88 Notary Public Marbut Glenn Gaston

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 TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16th day of August, 1985.

My commission expires 4-22-87 Notary Public Doreen S. Trudlove

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
Name Address

DOREEN S. TRUDLOVE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2943 IDENTIF. REFERENCE

AUG 19 10 20 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

WARRANTY DEED

FROM John R. Beesley, III Trustee

TO

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

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6633 PAGE 82

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60000.00- CAMT	
			156.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	162.50-
8481A08/19/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 9 4 4 3

IDENTIFICATION REFERENCE

AUG 19 10 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164407