This instrument prpeared by Ballew/Freeman, Attorneys, 333 Gallatin Rd, Madison, Tn. 37115

Atty. **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
MSB Enterprises, Inc. (NAME)	SAME (NAME)	43-15
4099 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13
Whites Creek, Tn. 37189 (CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6635 PAGE 124

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

Trust A, B and C, as designated under the Will of James Thomas Conrad, a 1/3 interest each as tenants in common, with MELISSIE EARLENE CONRAD BUSH as Trustee of each of the aforementioned trusts, with full power to sell, transfer, convey or mortgage the property without the disclosure of the trust or any beneficiaries thereof.

have this day bargained and sold, and do hereby transfer and convey unto the said

MSB ENTERPRISES, INC.

its (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being the east 39.7 feet of Lot No. 25 on the Second Revised Plan of MYATT-EAGAN SUBDIVISION, of Lots No. 2 and 3 of the Anderson Estates, of record in Book 1424, page 150, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 39.7 feet on the north side of Old Hickory Boulevard and extends back between parallel lines 182 feet to a dead line.

Being Lot No. 26 on the Second Revised Plan of MYATT-EAGAN SUBDIVISION of Lots No. 2 and 3 of Anderson Estates, of record in Book 1424, page 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 139.6 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 182 feet to a dead line.

Being part of the same property conveyed to Trust A, B and C, as designated under the Will of James Thomas Conrad, a 1/3 interest each as tenants in common, with Melissie Earlene Conrad Bush and Trustee of each of the aforementioned trusts with full power to sell, transfer, convey or mortgage th property without the disclosure of the trusts or any benficiaries thereof, by Quitclaim Deed from Melissie Earlene Conrad Bush, Executrix of the Estate of James Thomas Conrad, of record in Book 6564, page 782, Register's Office for Davidson County, Tennessee, the said Will being of record in Will Book 140, page 453, Probate Clerk's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000 AMT

Subscribed and sworn to before me, this the 19 day of Aug 1985

Affiant

My commission expires: 3-2-89 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

MSB ENTERPRISES, INC.

its (successors),

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* Except for 1985 taxes which were prorated and assumed by the grantee

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* MSB ENTERPRISES, INC.

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 19 *day of* Aug, 1985., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melissie Earlene Conrad Bush

MELISSIE EARLENE CONRAD BUSH, Trustee Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Mellissie Earlen COnrad BUsh, Trustee

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

Witness my hand and official seal at Madison Tennessee *this* 19 *day of* Aug, *19* 85

Notary Public

Commission expires 3-8-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

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

..... *Notary Public*

Commission expires.....

WARRANTY DEED

FROM

MELISSIE EARLENE CONRAD BUSH, TR.

TO

MSB ENTERPRISES, INC.

G50188

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
AUG 21 8 57 AM '85

IDENTIFICATION REFERENCE

6 1 1 0 3

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 5535 PAGE 126

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

50000.00- CAPT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
9316A08/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30119

IDENTIFICATION REFERENCE

Aug 21 8 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165225