BOOK 6658 PAGE 640

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 1985

Notary Public

MY COMMISSION EXPIRES: 4/30/86

(AFFIX SEAL)

MAIL TO: THIS INSTRUMENT WAS PREPARED BY
Thomas W. Schlater, 213 Fifth Avenue North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Guider (NAME)	Same (NAME)	Pt. 118-03
1109 Blue Springs Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	31
Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA-22710

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rogers Group, Inc., an Indiana Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Guider

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

The property described on EXHIBIT A, attached hereto and made a part hereof.

This conveyance is made subject to all easements of record and 1985 property taxes which have been prorated as of date of deed and are assumed by Grantee. This conveyance is also subject to all easements and notes shown on the plat of record in Book 6200, page 308, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as Lot 3, Fairground Commercial Park, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand 16th this day of September, 1985

Shirley H. Bryant, Notary Public

ROGERS GROUP, INC., an Indiana Corporation
By:

My Commission Expires: July 17, 1988

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ _____ of the Rogers Group, Inc. a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires_____ _____Notary Public

WARRANTY DEED

FROM

ROGERS GROUP, INC., an Indiana Corporation

TO

John Guider

37183

IDENTIFICATION REFERENCE

SEP 17 2 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

BEING Lot #3 on the resubdivision of a portion of reserved parcel "A", Section II, Fairground Commercial Park of record in Plat Book 6200, page 308, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron pin set on the southern right-of-way line of Fairground Court, a 50-foot road; said point is the northwest property corner of the hereon described tract and the northeast property corner of Lot #2, Section 2 of Fairground Commercial Park as of record in Plat Book 6250, page 394, R.O.D.C., Tennessee and being more fully described as follows:

1. With the southern right-of-way line of Fairground Court and with a 687.89-foot radius curve to the left, a length of 125.70 feet to an iron pin set; said curve has a chord bearing and distance of S 77° 55' 07" E, 125.53 feet; said point is the northeast property corner of this tract; thence,

2. Leaving the southerly right-of-way line of Fairground Court and with the common property line of Reserved Parcel A, Section 2 of Fairground Commercial Park, S 17° 19' 16" W, 178.38 feet to an iron pin set; said point is in the northern property line of Melrose Heights Subdivision as of record in Plat Book 1835, page 11, R.O.D.C., Tennessee; said point is the southeast property corner of this tract; thence,

3. With the common property line of Melrose Heights Subdivision and this tract, following a fence, N 56° 13' 24" W, 130.34 feet to an existing iron pin; said point is the southeast property corner of Lot #2, Section 2 of Fairground Commercial Park and also being the southwest property corner of this tract; thence,

4. With the common property line of Lot 2 and this tract, N 17° 19' 16" E, 130.00 feet to the point of beginning and containing 19,033 square feet or 0.44 of an acre, more or less.

The above described tract has two public utilities and drainage easements along the southern property line and along Fairground Court. For further detail see the plat of record.

Being a part of the same property conveyed to Rogers Group, Inc. from Ralph Rogers and Company recorded in Deed Book 6064, page 307, Register's Office for Davidson County, Tennessee.

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

300GC.CO- CAMT.
78.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 87.50-
7797A09/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37183

IDENTIFICATION REFERENCE

SEP 17 2 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173509

643