WARRANTY DEED

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
Option Realty, Inc. 100 Oaks Mall, E-1 719 Thompson Lane Nashville, TN 37204	Same	61 54 (12DZ 8525)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $29,500.00.

Affiant

Subscribed and sworn to before me this 25th day of September, 1985.

Notary Public

My Commission Expires: 1-26-88

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the assumption by the Grantee of an Installment Deed Note which Deed is of record in Book 5938, page 307, Register's Office, Davidson County, Tennessee, and further the assumption of a P.M.S.I. of record in Book 6596, page 269, said Register's Office, Stephen M. Lechiara has bargained and sold, and by these presents does transfer and convey unto the said Option Realty, Inc., a Tennessee corporation, its heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

> A tract in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, described according to a survey made by Donald R. Carver dated 6-13-81, described as follows:
>
> Beginning at an iron pin and a corner fence post on the W margin of Ben Allen Rd., same being the original SE corner of the Jones estate; thence with an old established fence line N 73° 00' W 568' to an iron pin in the E margin of Ellington Parkway; thence with the E margin of the Parkway N 15° 00' W 70.00' to an iron pin; thence leaving the right-of-way of the Parkway near a fence line N 15° 00' E 379.40' to an iron pin on the S margin of Ben Allen Rd.; thence with the southerly margin of Ben Allen Rd. S 56° 34' 18" E 113' to a point in the S margin of the road; thence with a curve to the right whose radius is 684.20' for a distance of 270' to an iron pin on the S margin of the road; thence leaving the road with an old fence line S 12° 30' W 188.00' to an iron pin; thence S 76° 00' E 190' to an iron pin on the W margin of Ben Allen Rd. between two concrete right-of-way markers; thence with the westerly margin of Ben Allen Rd. S 13° 44' 18" E 122.00 to an iron pin, the point of beginning, containing 3.35 acres+.
>
> Being the same property conveyed to Stephen M. Lechiara by Deed from Ruby Mai Peterson and Elizabeth Madell Rice of record in Book 5938, page 307, Register's Office, Davidson County; Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Option Realty, Inc., its heirs and asigns, forever.

AND Stephen M. Lechiara does covenant with the said Option Realty, Inc. that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

AND Stephen M. Lechiara does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land to the said Option Realty, Inc., its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of September, 1985.

Stephen M. Lechiara

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen M. Lechiara, 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 Brentwood, Tennessee, this 25th day of September, 1985.

Notary Public

My Commission Expires: 1-20-88

3 9 6 7 6

IDENTIFICATION REFERENCE

SEP 26 3 10 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 6666 PAGE 101

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			29500.00- CAMT.	
			76.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	83.20-
0786A	09/26/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 6 7 6

IDENTIFICATION REFERENCE

SEP 26 3 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176402