THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
W. L. Bainbridge, Inc.
Nashville City Bank Bldg.
Nashville, TN 37201

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
162-1.00
5DU-42371

BOOK 6707 PAGE 744

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roy E. Nelson and wife, Margaret L. Nelson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. L. Bainbridge, Inc. hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

SEE ATTACHED FOR COMPLETE LEGAL DESCRIPTION AND DERIVATION CLAUSE (SEE ATTACHED EXHIBIT "A")

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Nov 12 2 18 PM '85
IDENTIFICATION REFERENCE
5 2 3 7 6

This is (un)improved property, known as 286 Tusculum Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 8th day of November, 1985.

Margaret L Nelson
Margaret L. Nelson

Roy E. Nelson
Roy E. Nelson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of November, 1985, before me personally appeared ~~Roy E.~~ Nelson and wife, Margaret L. Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 148,800.00.

_____
Affiant

Subscribed and sworn to before me, this the 8th day of November, 1985.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:
Roy E. Nelson and wife, Margaret L. Nelson

to:
W. L. Bainbridge, Inc.

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24309

EXHIBIT "A" TO DEED FROM ROY L. NELSON AND WIFE, MARGARET L. NELSON TO W. L. BAINBRIDGE, INC.

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a surevey by Anderson-Delk & Associates, Inc., dated December 19, 1984, as follows:

Beginning at an iron pin in the northeasterly margin of Tusculum Road at the southwesterly corner of the Subdivision of Arlen Terminals Property, of record in Book 5200, page 524, Register's Office for said County; thence with the northeasterly margin of said Road with a curve to the right having a radius of 470.74 feet, a length of 175.67 feet to a point; thence leaving the northeasterly margin fo Tusculum Road N 5 degrees 09 minutes 26 seconds E 787.19 feet to a point in the southerly boundary line of Locustwood Section Three a Resubdivision of Lots 94 & 185, of record in Book 5190, page 267, said Register's Office; thence with the southerly boundary line of said Subdivision, the following calls: N 55 degrees 24 minutes 00 seconds E 59.17 feet, N 55 degrees 03 minutes 33 seconds E 75.75 feet, N 66 degrees 22 minutes 00 seconds E 72.50 feet and N 41 degrees 59 minutes 00 seconds E 90.00 feet to a point in the southerly boundary line of Locustwood, Section Theee, of record in Book 2663, page 29, said Register's Office; thence South 88 degrees 30 minutes 17 seconds E 296.16 feet to an iron pin in the northwesterly corner of the property conveyed to Paul D. Hurd, by deed of record in Book 5810, page 992, said Register's Office; thence with Hurd's westerly line S 0 degrees 19 minutes 20 seconds E 369.93 feet, to a point; thence S 7 degrees 00 minutes 58 seconds W 78.52 feet to an iron pin in the northwesterly corner of the said Arlen Terminals Property Subdivision; thence with the westerly boundary line of said Subdivision the following calls: S 7 degrees 05 minutes 44 seconds W 179.82 feet, S 22 degrees 38 minutes 47 seconds W 147.39 feet, S 26 degrees 50 minutes 15 seconds W 66.05 feet, S 46 degrees 44 minutes 06 seconds W 76.86 feet, S 53 degrees 48 minutes 48 seconds W 193.36 feet, S 51 degrees 59 minutes 48 seconds W 156.66 feet to an existing iron pin and S 51 degrees 59 minutes 48 seconds W 3.64 feet to the point of beginning, containing 11.41 acres, more or less.

Being the same property conveyed to Roy E. Nelson and wife, Margaret L. Nelson by deed from Alton L. Sharpe and wife, Pauline Sharpe of record in Book 3072, page 241, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6707 PAGE 747

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
		148800.00-	MAIT.	
	VD	148800.00	MAIT.	
		148800.00-	CAIT.	
			386.08 CSTAX.	
			.50 PRFE	
			9.00 MDE'D	
			CHECK	396.38-
5985A	11/12/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52376

IDENTIFICATION REFERENCE

Nov 12 2 18 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191211