This Instrument Prepared By:
Ralph Z. Levy, Jr.
13th Floor, Third National Bank Building
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 6742 PAGE 573

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ronald N. Greenfield, Trustee	Same	Map 103-1
(NAME)	(NAME)	
P.O. Box 2567		Parcel 26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of

Three Hundred Thousand and no/100 ($300,000.00)---------- *Dollars,*

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
DEC 20 3 48 PM '85

IDENTIFICATION REFERENCE
6 3 0 9 9

John A. Roschman

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

Ronald N. Greenfield, Trustee, with full power to sell, transfer, convey and mortgage, without joinder of any beneficiary *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Property described in the attached Exhibit A, which is incorporated herein by this reference.

This conveyance is expressly subject to the following:

1. 1985 Metropolitan-Nashville and Davidson County real property taxes, which taxes are paid concurrent herewith.

2. That portion of the premises, if any, lying within the right-of-way of Charlotte Avenue.

3. Conditions of the Owner's Certificate and a Note that "a 6' high fence and a 5' planting strip shall be maintained along Neighborly Drive to prevent vehicular ingress and egress" contained in the Plat of record in Book 5210, page 43, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $300,000.00

Subscribed and sworn to before me, this the 20th day of December 1985

Affiant

My commission expires: July 17, 1988 (Affix Seal)

Notary Public

NOTARY PUBLIC

unimproved (X)
This is improved ( ) property, known as 6217 Charlotte Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 16th *day of* December, 19 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Witness

Witness

JOHN A. ROSCHMAN

BOOK 6742 PAGE 574

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jody R. Catlin, *a Notary Public in and for said County and State,* JOHN A. ROSCHMAN, *the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at MARGATE, BROWARD COUNTY, FLORIDA *this* 16th *day of* DECEMBER, *19*85

Notary Public, State of Florida
My Commission Expires May 6, 1986
Bonded Thru Troy Fain - Insurance, Inc.

Jody R. Catlin
Notary Public

Commission expires.....

JODY R. CATLIN NOTARY PUBLIC STATE OF TENNESSEE

STATE OF _____)
COUNTY OF _____)

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

the within named bargainor___ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 1983.

_____
Notary Public

Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

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

the within named bargainor___ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 1983.

_____
Notary Public

Commission Expires:_____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

A certain tract or parcel of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of a Portion of Lots 4 and 5 on the Plan of Brent Spence Lands, a plat of which is of record in Book 5210, page 43, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey of John B. Rainey, Tennessee Surveyor No. 823, dated April 10, 1978, as follows:

BEGINNING at a concrete monument located on the westerly margin of Charlotte Avenue, said point of beginning being the northeast corner of this tract and the northwest corner of the General Care Corporation land of record in Book 5210, page 32, R.O.D.C. Tennessee; thence leaving the General Care Corporation property and with the margin of the aforesaid Charlotte Avenue the following three calls: S 40° 53' 37" W 80.84 feet to an iron pin; thence N 48° 44' 35" W 25.00 feet to an iron pin; thence S 41° 15' 25" W 109.00 feet to a concrete monument, said monument being the northwest corner of this tract and the northeast corner of the Taco Bell Property as shown in Plat Book 3842, page 266, R.O.D.C., Tennessee; thence leaving the margin of said Charlotte Avenue and with the aforesaid Taco Bell property S 32° 40' 35" E 208.13 feet to an iron pin; thence leaving the Taco Bell line and with the line of Lot No. 2 of this Subdivision N 57° 19' 25" E 10.00 feet to an iron pin; thence with the northerly line of said Lot 2 S 32° 40' 35" E 301.70 feet to an iron pin in the westerly right-of-way of Neighborly Drive; thence with the right-of-way of said Drive, N 39° 13' E 189.48 feet to an iron pin; said iron pin being the southeasterly corner of this tract and the southwest corner of the aforesaid General Care Corporation land; thence with the line of said General Care Corporation N 32° 47' W 479.95 feet to the point of beginning, containing 2.10 acres, more or less, according to said survey.

Being the same property conveyed to John A. Roschman, by deed from Marshall I. Karr, Trustee, with full power etc., of record in Book 5279, page 108, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6742 PAGE 576

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
			300[illegible].00- CAPIT.	
			780.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	799.50-
			8804A12/20/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63099

IDENTIFICATION REFERENCE

DEC 20 3 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203804