30437 PHC

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Grand Bank at R.L. Thorton, Trustee Box 11289 Dallas, TX 75223	Phillip W. Brooks Investments 5801 Marvin Love Frwy Dallas, TX 75237	114-162 114-163

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

BOOK 6791 PAGE 564

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Dr. John McPeak, a single man (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grand Bank at R.L. Thornton, Trustee, said Trustee having full power to sell, convey and transfer without joinder of any beneficiary (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.

Robert E Wood
Affiant

Subscribed and sworn to before me this 26th day of February, 1986.

Notary Public
My Commission Expires: 10-19-86

This is improved property, known as northeast quadrant of Old Hickory Boulevard and I-40 West.

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 successors and assigns, forever.

And Grantor does covenant 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 except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of February, 1986.

Dr. John McPeak

Dr. John McPeak

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Peter H. Curry, a Notary Public in and for said County and State, the within named Dr. John McPeak, 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 Nashville, Tennessee, this 26th day of February, 1986.

Notary Public

My Commission Expires: 10-19-86

Exhibit A

DESCRIPTION:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by William Collier Parrish, Associates-Civil Engineers, dated April 2, 1964, as follows:

Beginning at a concrete right-of-way monument at the northeast intersection of Old Hickory Boulevard and Interstate Highway No. I-40, as located and established, by deed of record in Book 303, page 445, Register's Office for said County; thence along the easterly margin of Old Hickory Boulevard, North 11 deg. West 302.7 feet to an iron stake near a 16 inch hackberry tree in the south line of the property of R. R. Smith; thence along Smith's south line, South 85 deg. 58' 20" East 495.21 feet to a concrete right-of-way monumemt in the northerly margin of Interstate Highway No. I-40; thence with the margin of the same, South 58 deg. 59' West 509.08 feet to the point of beginning, containing 1.662 acres, more or less. BOOK 6791 PAGE 566

Being the same property conveyed to Dr. John McPeak by deed from T.H. Bissinger and wife, Sarah Bissinger, of record in Book 6207, page 549, Register's Office for said County.

7.9 0 2.1:

IDENTIFICATION REFERENCE

FEB 27 4 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6791 PAGE 567

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

225000.00- CAMT.
565.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 594.50-
B269A02/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9 0 2. I:

IDENTIFICATION REFERENCE

FEB 27 4 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222715