This instrument prepared by: Ballew-Freeman, Attorneys, 333 Gallatin Rd. S., Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chattanooga Properties	same	34-6-23
(NAME) 428 Wilson Pike Circle	(NAME) same	
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, TN 37027	(STREET ADDRESS) same	BOOK 6794 PAGE 377
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100----------

----------$10.00---------- *Dollars,*

cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged,

We, HUBERT L. BAKER AND CARLYLE D. APPLE

have this day bargained and sold, and do hereby transfer and convey unto the said CHATTANOOGA PROPERTIES, a Tennessee partnership,

its *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

79803

IDENTIFICATION REFERENCE

MAR 3 2 46 PM '86

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

RUSH

This property may not be used for any government subsidized apartments or duplexes. This restriction shall run with the land and shall be binding on the grantees their heir and assigns.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $450,000.00

Subscribed and sworn to before me, this the 3rd day of March, 19 86

Affiant D. Lamar Williams

My commission expires 1-19-88 (Affix Seal)

Notary Public Verdie J. Ingram

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said CHATTANOOGA PROPERTIES, a Tennessee partnership its *(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* CHATTANOOGA PROPERTIES, A Tennessee partnership, its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 3rd day of March, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hubert L. Baker
HUBERT L. BAKER

Carlyle D. Apple
CARLYLE D. APPLE

03/03-1179.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Hubert L. Baker and Carlyle D. Apple

(or proved to me upon the basis of satisfactory evidence)

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

Witness my hand and official seal at Nashville *Tennessee,*
this 3rd *day of* March, *19*86.

Jennie J Ingram *Notary Public*

Commission expires 7-19-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

HUBERT BAKER & CARLYLE APPLE

TO

CHATTANOOGA PROPERTIES

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

EXHIBIT "A"

Being a parcel of land lying in Davidson County, Tennessee and being bounded on the north by Spring Place Drive; on the east by Shepherd Hills Subdivision, Section 2; on the south by J. R. Conrad; on the west by Homer Tomlinson, Samuel Bender, Rivergate Surgical Associates, James Ejerett Jr. and James Pruett and being more particulary described according to a survey by Morrow & Associates, Inc. and dated September 4, 1985;

Beginning at an iron pin, a corner common with James Pruett in the south right-of-way line of Spring Branch Drive, said pin being located easterly 200 feet, more or less from the east right-of-way line of Myatt Drive;
Thence with the south right-of-way line of Spring Branch Drive, north 53 deg. 58 min. 00 sec. east, 364.36 feet to an iron pin;
Thence, on a curve to the right, the radius of which is 475.00 feet, the central angle of which is 30 deg. 44 min. 33 sec., the chord of which is north 69 deg. 20 min. 17 sec. east, 251.82 feet, along the curve distance of 254.87 feet to an iron pin;
Thence north 84 deg. 42 min. 33 sec. east, 179.83 feet to a concrete monument corner common with Lot 47, Section 2, Shepherd Hills Subdivision;
Thence with Section 2, Shepherd Hills Subdivision, the following bearings and distances;
Thence South 04 deg. 52 min. 56 sec. east, 347.23 feet;
Thence North 85 deg. 57 min. 00 sec. east, 118.90 feet;
Thence South 09 deg. 09 min. 07 sec. East, 187.22 feet;
Thence South 22 deg. 36 min. 00 sec. east, 160.50 feet;
Thence South 32 deg. 11 min. 00 sec. east, 156.20 feet;
Thence South 41 deg. 42 min. 00 sec. east, 158.20 feet;
Thence South 45 deg. 56 min. 00 sec. east, 160.40 feet;
Thence South 57 deg. 20 min. 35 sec. east, 119.84 feet;
Thence South 54 deg. 01 min. 00 sec. east, 120.20 feet to an iron pin corner common with J. R. Conrad and Lots 81 and 82 of Section 2, Shepherd Hills Subdivision;
Thence with J. R. Conrad, South 79 deg. 58 min. 00 sec. West, 272.60 feet to an iron pin corner common with Conrad and Homer Tomlinson;
Thence with Homer Tomlinson and passing a corner common with Samuel Bender, North 55 deg. 52 min. 00 sec. West, 428.10 feet to an iron pin corner common with Samuel Bender and Rivergate Surgical Associates;
Thence with Rivergate Surgical Associates, North 33 deg. 30 min. 00 sec. West, 279.80 feet to an iron pin;
Thence North 11 deg. 18 min. 00 sec. West, 157.50 feet to an iron pin;
Thence continuing with Rivergate Surgical Associates and passing a corner common with James Ejerett, Jr., North 53 deg. 02 min. 00 sec. West, 323.80 feet to an iron pin;
Thence continuing with Ejerett and passing a corner common with James Pruett, North 66 deg. 20 min. 00 sec. West, 96.20 feet to an iron pin;
Thence continuing with Pruett, North 83 deg. 25 min. 00 sec. West, 297.86 feet to the point of beginning.
Containing 10.73 acres, more or less.

Being the same property conveyed to Hubert L. Baker and Carlyle D. Apple by Craig Payne of record in Book 6531, page 425, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6794 PAGE 380

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

450000.00- CAMT
1170.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1179.50-
5206A03/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79803

IDENTIFI REFERENCE

MAR 3 2 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223632