FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } BOOK 6811 PAGE 172

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

PHOENIX EQUITIES INC.
By: [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 19 86

[signature]
Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys. One Burton Hills Blvd. Suite 130; Nash., TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phoenix Equities, Inc. (NAME)	Same (NAME)	part of Map50
Box 60414 (STREET ADDRESS OR ROUTE NUMBER)	Box 60414 (STREET ADDRESS)	Parcel 104
Nashville TN 37206-0414 (CITY) (STATE) (P. O. ZIP)	Nashville TN 37206-0414 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frank Bundy and Jay M. Gilpin, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phoenix Equities, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

"See Attached Schedule A"

Being the same property conveyed to Jay M. Gilpin by deed from Clarence W. Cone and wife, Sue Fite Cone, of record in Book 6216, page 969, said Register's Office for Davidson County, Tennessee, and Being the same property conveyed to Frank Bundy by deed from Jay M. Gilpin, of record in Book 6443, page 638, said Register's Office for Davidson County, Tennessee.

Jay Gilpin join in this conveyance for the purpose of conveying any interest that he may have in the above described property.

This is { } unimproved { } improved property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 19th day of March, 1986

[signature] [signature]

Jay M. Gilpin, unmarried Frank Bundy, unmarried

3/24 82.50 3165

STATE OF TENNESSEE
Davidson County

BOOK 5811 PAGE 173

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay M. Gilpin, unmarried and Frank Bundy, unmarried

the bargainor S, 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 19th day of March 19 86

Commission expires 1-18-87

Eunaleen Bandy
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE:

Prepared by:
WALT, DYER & JAMES, Attorneys
Suite 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150

MAR 24 12 09 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin at the northeast corner of C. A. Wheeler, Jr., Tax Map 50, Parcel 100 on the westerly right of way line of I-24, follow I-24 N 10° 28' 02" W 514.65 feet to a concrete monument; thence N 19° 38' 27" W 1217.97 feet to a concrete monument; thence, N 26° 36' 18" W, 402.26 feet to a concrete monument; thence, N 19° 51' 52" W 542.00 feet to an iron pin, the point of beginning; thence S 64° 09' 51" W 692.72 feet to a point in the center of a 50' private drive; thence, northwardly with the center of said drive and a 478.33 foot radius curve to the left 84.33 feet, said curve has a chord bearing and distance of N 24° 54' 32" W 84.22 feet; thence, N 29° 57' 45" W 293.72 feet; thence, with a 778.15 foot radius curve to the right 149.54 feet, said curve has a chord bearing and distance of N 24° 27' 26" W 149.31 feet; thence, N 18° 57' 07" W 221.50 feet; thence, leaving said drive N 71° 02' 53" E 644.57 feet to an iron pin on the westerly right of way line of I-24; thence, with said line S 0° 31' 49" E 321.79 feet to a concrete monument; thence, S 56° 21' 44" E 367.17 feet to a concrete monument; thence, S 19° 51' 52" E 62.24 feet to the point of beginning and containing 10.00 acres, more or less.

The property described in Exhibit A is conveyed subject to the following restrictions:

1. No residence shall be constructed with less than 1500 square feet of living area, excluding garages and porches.

2. All residential buildings must have exterior material to grade (no block foundations left exposed).

3. All residential buildings must be set back at least 125 feet from the private easement center line. All detached buildings must be in the rear of dwelling.

4. No trailer or mobile home, basement house, garage, barn, or other building may be used as temporary or permanent living quarters.

5. The tracts may be used for residential purposes only.

6. There shall be no commercial poultry or swine feeding on any of tracts.

7. There shall be no storage of junk cars, building materials, or any other offensive or unsightly storage on tracts.

8. These restrictions shall continue in force until the 1st day of January, 1994.

9. Joint easements of ingress and egress and future utility easements will be granted to the purchasers.

The right of enforcement of these restrictions is vested in the owner or owners of tracts 1 through 17 of the unrecorded plat prepared by John D. Spry of Ragan-Smith-Murphy & Assoc., Inc., dated November 18, 1983.

Any owner of any of said tracts, or portions thereof shall have the right to compel compliance with said covenants, restrictions or any of them, or to prevent their violation by suit at law or in equity, for damages or injunctive relief.

Subject also to a mutual grant and declaration of easements of record in Book 6199, page 559, said Register's Office, and a purchasers easement maintenance and trust agreement, as of record in Book _____ Page _____.

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

RECEIVED OF _____ BOOK 6811 PAGE 175

FOR _____

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

280000 CO- CAMT.
72.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 92.30-
5910A03/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 5 4 5 4

IDENTIF! REFERENCE

MAR 24 12 09 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230161