BOOK 6817 PAGE 66

Address New Owner as follows:	Send tax bills to:	Map & Parcel
Property Traders, Inc. Stahlman Bldg. Suite 600 Nashville, TN 37201	Same	Map 112 Par. 136 9D-78987

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Jay C. Pennington, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Property Traders, Inc., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See attached Exhibit "A".

Being the same property conveyed to Jay C. Pennington by deed from Jerry D. Heath and wife, Dorothy L. Heath, of record in Book 6424, page 786, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to Restrictive Covenants of record in Book 6424, page 786, said Register's Office; Restrictive Covenants of record in Book 5379, pages 497, 501 and 509, and in Book 5393, page 898, said Register's Office; and easement of record in Book 2297, page 637, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is unimproved property known as 10.02 ac., Manning Hollow Road, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Property Traders, Inc., a Tennessee corporation, its successors and assigns forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

87448

IDENTIFICATION REFERENCE

MAR 31 2 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WITNESS my hand on this the 27th day of March, 1986.

Jay C. Pennington

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay C. Pennington, unmarried, the within named 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 on this the 27th day of March, 1986.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $14,500.00.

Linda Roberts
Affiant

Subscribed and sworn to before me this the 27th day of March, 1986.

Linda Worden
NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

EXHIBIT "A"

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P. A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 10.02 acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows: BOOK 6817 PAGE 68

Beginning at an iron pin in the center of Gerry easement road after being measured along the centerline of Gerry Easement Road 1282.46 feet in a Northeasterly direction from a point being measured along the centerline of an easement road 536.47 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road where it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R. C. Bibbs' northwest corner as show in Book 5976, page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors, and assigns but with the duties described in Book 5393, page 898, and now the within conveyed land being described as follows: First with a curve running along the centerline of Gerry Easement Road northeasterly with a curve 162.44 feet and North 65 degrees 33 minutes 24 seconds East 81.92 feet to a point and with a curve 242.61 feet to a point and North 45 degrees 03 minutes 45 seconds East 473.10 feet to a point; thence leaving Gerry Easement Road, North 44 degrees 56 minutes 15 seconds West 891.19 feet to an iron pin in Carl Ferguson's easterly line; thence South 04 degrees 09 minutes 47 seconds West 1264.79 feet in Ferguson and Kehoe's easterly lines to an iron pin; thence South 85 degrees 50 minutes 15 seconds East 25.00 feet to the point of beginning.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6817 PAGE 69

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
			14500.00- CAMT.	
			37.70 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	47.20-
			0238A03/31/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7 4 4 8

IDENTIFICATION REFERENCE

MAR 31 2 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232438