THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys-at-Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: James H. Flippen and Sherman R. Newcomb ("GRANTORS") BOOK 6839 PAGE 84

TO: Disser Enterprises, Inc. ("GRANTEE")

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Disser Enterprises, Inc. 1506 Dickerson Road Nashville, TN 37207	Disser Enterprises, Inc. 6629 Ellesmere Road Nashville, TN 37205	71-11-3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by Disser Enterprises, Inc., a Tennessee corporation, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, James H. Flippen and Sherman R. Newcomb have bargained and sold, and by these presents do transfer and convey unto Disser Enterprises, Inc., its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the First Civil District of Metropolitan Nashville--Davidson County, Tennessee, being more fully described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated August 14, 1984, as follows:

Beginning at an existing iron pin on the westerly right-of-way line of Dickerson Road, a 74-foot road, at the northeasterly corner of a tract conveyed to Metropolitan Government Schools by deed recorded in Book 1198, Page 80, R.O.D.C., Tennessee and proceeding as follows:

1. With the north line of Metropolitan Government Schools, N 84° 41' 57" W, 238.28 feet to an existing nail in concrete steps at the southeast corner of Dwight M. Kendall and Dona Kendall, Book 5770, Page 639, R.O.D.C., Tennessee; thence,
2. With Kendall's east line, N 3° 17' 33" E, 155.08 feet to an iron pin set at the west end of the common line of proposed lots 1 and 2 of Dickerson Road Partnership Subdivision; thence,
3. With said common line, S 84° 41' 57" E, 265.45 feet to an existing PK nail on the west right-of-way line of Dickerson Road; thence,
4. Southwardly with said line and a 2819-foot radius curve to the right, a distance of 156.51 feet to the point of beginning and containing 39,148 square feet or 0.899 of an acre, more or less.

Being the same property conveyed to James H. Flippen and Sherman R. Newcomb by deed from Dickerson Road Partnership, of record in Book

33 E-52

6415, page 404, Register's Office for Davidson County, Tennessee.

This is improved property known as 1506 Dickerson Road, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Disser Enterprises, Inc., its successors and assigns, forever.

And we do covenant with the said Disser Enterprises, Inc., 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 except for 1986 real property taxes which have been prorated between the parties and assumed by Grantee.

And we, James H. Flippen and Sherman R. Newcomb, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Disser Enterprises, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

Laura L. Flippen, wife of James H. Flippen, and Polly B. Newcomb, wife of Sherman R. Newcomb, join in this transfer for the purpose of conveying to Disser Enterprises, Inc., any and all marital right, title and interest they may have in and to the property, but not further or otherwise.

WITNESS our hands this 23 day of April, 1986.

James H. Flippen

Laura L. Flippen

Sherman R. Newcomb

Polly B. Newcomb.

OFFICIAL RECEIPT

BOOK 6839 PAGE 88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna E. Haggitt, a Notary Public in and for said County and State, the within named James H. Flippen and wife, Laura L. Flippen, the bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of April, 1986.

Donna E. Haggitt
NOTARY PUBLIC

My Commission Expires: 10/24/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna E. Haggitt, a Notary Public in and for said County and State, the within named Sherman R. Newcomb and wife, Polly B. Newcomb, the bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of April, 1986.

Donna E Haggitt
NOTARY PUBLIC

My Commission Expires: 10/24/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Dixie Enterprises, Inc
AFFIANT

Subscribed and sworn to before me, this the 23 day of April, 1986.

Donna E Haggitt
NOTARY PUBLIC

My Commission Expires: 10/24/88

FILED
APR 23 2 35 PM '86
DAVIDSON COUNTY, TN

ICOR REFERENCE

94994

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

RECEIVED OF _____

FOR _____

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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
			125000.00-	CAMT.
			325.00	CSTAX
			.50	PRFEE
			9.00	MDEED
			CHECK	334.50-
			71-88A04/25/86 BAL	.00

Total 334.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94994

IDENTIFICATION REFERENCE

APR 25 2 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241182