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THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 6857 PAGE 463

ADDRESS NEW OWNER:
Richard J. Connor
P.O. Box 25001
Nashville, TN 37202-5001

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 94-13
PARCEL 112
2DA-65760

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, Gardner Investments Incorporated hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard J. Connor hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 9 on the plan of Expressway Commercial Park, of record in Book 3700, page 94, Register's Office for said County.

SAID Lot No. 9 fronts 100.00 feet on the northwesterly margin of Calhoun Avenue and extends back on the northeasterly line, passing a witness line at 300.63 feet, a total distance of 360.64 feet and extends back on the southwesterly line, passing a witness line at 302.85 feet, a total distance of 362.90 feet, to the center line of Browns Creek, measuring 100.12 feet thereon.

BEING the same property conveyed to Gardner Investments, Incorporated, by Quitclaim Deed from Gardner Refrigeration, Inc., of record in Book 5502, page 188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

Doug Gardner and the undersigned, J. D. Gardner are one and the same person.

This is (un)improved property, known as 534 Expressway Park Drive, Nashville, TN 37210.

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 heirs or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of May, 19 86.

Gardner Investments Incorporated
By: J. D. Gardner
Doug Gardner, President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Doug Gardner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Gardner Investments Incorporated, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of May, 19 86.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 1986.

My Commission Expires: 11-12-89

Notary Public

WARRANTY DEED

from:
Gardner Investments Incorporated

to:
Richard J. Connor

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25135

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OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6857 PAGE 465

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

250000.00- CAMT.
650.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 656.50-
4322A05/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

MAY 15 10 22 AM '86

No. 248138