This instrument prepared by:
Arthur K. Lowen
Attorney-at-Law
10th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

Address New Owners:	Send Tax Bills To:	Map-Parcel
Dudley Square, Inc. P. O. Box 100363 Nashville, TN 37210 ATTN: Bryan Stanley, Pres.	Same	Map 106-1 Parcel 154

WARRANTY DEED

For and in consideration of Ten ($10.00) Dollars, the receipt of which is hereby acknowledged, and other good and valuable consideration, Louis Field, Carolyn Finkelstein Lowen and Arthur K. Lowen (Grantors) have this day bargained and sold, and do hereby transfer and convey unto Dudley Square, Inc., a Tennessee corporation (Grantee), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

DESCRIPTION OF PROPERTY

All of the land in Davidson County, Tennessee described next below, except that portion described thereafter.

TRACT NO. 1: Being a part of the southeast part of Lot No. 1 on the map of Mrs. Lena Myers Resubdivision, as of record in Book 161, page 4, Register's Office for said County, and a part of Lot No. 1 adjacent thereto on the map of the property of John C. Estes, not of record, and described according to a survey made by J. R. Wauford & Company, dated June 2, 1960, as follows:
Beginning at an iron pin in the north margin of Murfreesboro Road, 350 feet east of the east margin of Fessler's Lane, and being the southeast corner of the property conveyed to Mid Tenn Oil Company by deeds of record in Book 2703, page 371, and in Book 2703, page 374, Registers Office; thence along the east line of said Oil Company property, north 4° 32' east 150 feet to an iron pin, their northeast corner; thence with their north line, north 72° 50' west 195.5 feet to an iron pin; thence north 3° 55' east 198.5 feet to an iron pin; thence south 88° 07' east 276 feet to an iron pin; thence south 2° 39' east 167.48 feet to an iron pin; thence south 71° 56' east 36.85 feet to an iron pin; thence south 3° 08' west 262.85 feet to an iron pin in the north margin of Murfreesboro Road; thence with the margin of the same, north 72° 56' west 149.9 feet to the beginning.
TRACT NO. 2: Being in the 3rd, formerly 15th, Civil District of said County, and described according to a survey made by J. R. Wauford & Company, dated June 2, 1960, as follows:
Beginning at an iron pin in the south margin of Elm Hill Pike, 414.60 feet east of the center line of Fessler's Lane; thence with Elm Hill Pike, south 88° 36' east 19.2 feet to an iron pin; thence leaving the Pike, south 38° 49' east 336.31 feet to an iron pin; thence south 0° 43' east 278.23 feet to an iron pin; thence north 71° 56' west 222.45 feet to an iron pin; thence north 2° 39' west 472.79 feet to the point of beginning.

Previously subdivided from the above-described property, conveyed by Louis Field, Carolyn Finkelstein Lowen and Arthur K. Lowen by Deed of Record in Book 5141, Page 789, Register's Office of Davidson County, Tennessee, and specifically EXCLUDED from the property to be conveyed herein, is the following portion of the above-described property:

Being a part of the southeast part of Lot No. 1 on the map of Mrs. Lona Myers Resubdivision, as of record in Book 161, page 4, Register's Office for said County, and a part of Lot No. 1 adjacent thereto on the map of the property of John C. Estes, not of record, and described according to a survey made by J. R. Wauford & Company, dated June 2, 1960, as follows:

Beginning at an iron pin in the north margin of Murfreesboro Road, 350 feet east of the east margin of Fessler's Lane, and being the southeast corner of the property conveyed to Mid Tenn Oil Company by deeds of record in Book 2703, page 371 and in Book 2703, page 374, said Register's Office; thence along the east line of said Oil Company property, north 4 degrees 32' east 150 feet to an iron pin, their northeast corner; thence with their north line, north 72 degrees 50' west 195.5 feet to an iron pin; thence north 3 degrees 55' east 198.5 feet to an iron pin; thence south 88 degrees 07' east 276 feet to an iron pin; then south 7 degrees 54' 43" east 9.66 feet to an iron pin; thence south 68 degrees 32' east 228.91 feet to an iron pin; thence south 21 degrees 32' west 133.55 feet to a concrete monument; thence north 71 degrees 56' west 128.48 feet to a concrete monument; thence south 3 degrees 08' west 262.85 feet to an iron pin; thence with the margin of Murfreesboro Road north 72 degrees 56' west 149.90 feet to the point of beginning and containing 2.802 acres, more or less.

Being part of the same property conveyed to Louis Finkelstein (now Louis Field), Carolyn Finkelstein Lowen and Arthur K. Lowen by Quitclaim Deed of record in Book 4694, Page 801, Register's Office of Davidson County, Tennessee.

According to a survey prepared by McConnell Engineering and a plat recorded in Book 4955, Page 70, the subject property is fully described as follows:

Being a tract of land in the 17th Councilmantic District of Davidson County, Tennessee, said tract also being a portion of the Louis Field, Arthur Lowen and Carolyn Lowen Property as of record in Book 4694, Page 801 Registers Office, Davidson County, Tennessee, and being further described as follows:

Beginning at a point in the Southerly Margin of Elm Hill Pike, said point being 414.60 feet east of the centerline of Fessler's Lane;

Thence, with the Margin of said Elm Hill Pike, S 88°-36' E, 19.20 feet to an iron pin, said point being the most northwest corner of the Stella Mai P'Pool Property as of record in Book (not of record), Page 315, R.O.D.C., Tennessee;

Thence, leaving said margin of Elm Hill Pike, and along the P'Pool western line, S 30°-54'- 10" E, 336.13 feet to an iron pin in the westerly line of the property owned by Third National Bank as of record in Book 4376, Page 316 R.O.D.C., Tennessee;

Thence, with the line between subject Owner and said Third National Bank, S 0°-43' E, 278.23 feet to an iron pin;

Thence, continuing with said Third National Bank's northwesterly line, N 71°-56' W, 57.12 feet to an iron pin;

Thence, leaving said Third National Bank's line, N 21°-32' E, 133.55 feet to an iron pin;

Thence, N 68°-32' W, 228.91 feet to an Iron pin;

Thence, N 7°-54'-43" W, 9.66 feet to an iron pin;

Thence, along the easterly line of the Chilton Enterprises, Inc. Property, as recorded in Book 4120, Page 7, R.O.D.C., Tennessee, N 2°-39' W, 305.31 feet to the point of beginning; and,

Containing 1.278 Acres, more or less.

This is unimproved property with frontage on Elm Hill Pike, east of Fesslers Lane, with no given street address.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And we do covenant with said GRANTEE 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 as of record and otherwise as follows:

1. 1986 Real Property Taxes.

2. Any encroachment upon the subject propety by the roadway or curb of Elm Hill Pike, and any encroachment upon the subject property by Lamar Advertising of Tennessee pursuant to an expired, unrecorded Lease.

3. Deed of Trust of record in Book 4669, Page 424, Register's Office of Davidson County, Tennessee, securing an indebtedness which the Grantors expressly covenant to pay according to its terms and which the Grantee does not assume.

4. Easements and restrictions as shown on a plat of record in Book 6200, Page 362, Register's Office of Davidson County, Tennessee.

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 Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands:

Louis Field — 5-23-86
LOUIS FIELD — DATE

Carolyn Finkelstein Lowen — 5-28-86
CAROLYN FINKELSTEIN LOWEN — DATE

Arthur K. Lowen — 5/28/86
ARTHUR K. LOWEN — DATE

STATE OF FLORIDA
COUNTY OF _____

Personally appeared before me Louis Field, a Notary Public in and for said County and State, Louis Field, 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, at office, this 23 day of May, 1986.

Lois Ann Russo
Notary Public

My commission Expires

~~NOTARY PUBLIC STATE~~ OF FLORIDA
MY COMMISSION EXPIRES DEC 1 1988
BONDED THRU GENERAL INSURANCE UND

LOIS ANN RUSSO NOTARY PUBLIC STATE OF FLORIDA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy L. Rockensock a Notary Public in and for said County and State, Carolyn Finkelstein Lowen and Arthur K. Lowen, the within-named bargainors, with whom I am personally acquainted (or 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, at office, this 28th day of May, 1986.

Judy L Rockensock
Notary Public

My commission expires 11/12/89.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 87600.00.

Bryan Stanley
AFFIANT

Sworn to and subscribed before me, this 2nd day of June, 1986.

Judy L. Rockensock
NOTARY PUBLIC

My commission expires 11/12/89.

07799

IDENTIFICATION REFERENCE

JUN 6 9 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF

FOR BOOK 6878 PAGE 865

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			87600.00-	CAMT.
			207.76	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 240.26-
				.00

2275A06/06/86 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07 7 9 9

IDENTIFICATION REFERENCE

JUN 6 9 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 255919