This Instrument Prepared By:
J. GREER CUMMINGS, JR.
ATTORNEY AT LAW
222 THIRD AVENUE N.
P. O. BOX 198062
NASHVILLE, TENNESSEE 37219

B 8431

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
P.E.P. Properties P.O. Box 3026 Knoxville, TN 37927-3026	same	Map 96 Parcel No. 5

BOOK 6888 PAGE 146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, John A. Thweatt, Trustee (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto P.E.P. Properties, a Tennessee general partnership composed of John A. Parker, Jr., T. W. Edwards, and W. Glenn Pleasant (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is unimproved property known as _____ Stewarts Ferry Pike, Nashville, Tennessee 37214 .

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

And Grantor covenants with Grantee that he is lawfully seized and possessed of the Property in fee simple, that he has a good right to convey it, and that the same is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds himself, his successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on this 13th day of June, 1986.

John A Thweatt, Trustee
John A. Thweatt, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Gary D. Miller, a Notary Public in and for said County and State, the within named John A. Thweatt, Trustee, the 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 at Nashville, Tennessee, this 13th day of June, 1986.

Gary D. Miller
Notary Public
My Commission Expires: 7-9-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

John A. Thweatt
Affiant

Subscribed and sworn to before me, this the 13th day of June, 1986.

Gary D. Miller
Notary Public
My Commission Expires: 7-9-89

NOTARY PUBLIC

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Stewartwood, of record in Plat Book 6250, page 950, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Stewarts Ferry Pike, said point being the southwesterly corner of the Hickory Bend Methodist Church property of record in Book 3761, page 200, said Register's Office; thence, with the northerly margin of Stewarts Ferry Pike, North 80° 59' 05" West 149.03 feet to an existing monument; thence, continuing with the northerly margin of Stewarts Ferry Pike, around a curve to the right having a central angle of 3° 30' 00" and a radius of 4,108.86 feet, a distance of 251.00 feet to an existing monument; thence, continuing with the northerly margin of Stewarts Ferry Pike, North 77° 29' 05" West 41.86 feet to an existing monument; thence, continuing with the margin of Stewarts Ferry Pike, South 12° 30' 30" West 46.85 feet to a point; thence, continuing with the northerly margin of Stewarts Ferry Pike, North 77° 32' 17" West 26.28 feet to a point, the southeasterly corner of Lot No. 2 on the Plan aforesaid of Stewartwood, of record in Plat Book 6250, page 950, said Register's Office; thence, leaving the margin of Stewarts Ferry Pike and with the center line of McCrory Creek, North 18° 16' 18" East 237.82 feet to a point, North 27° 54' 30" East 189.32 feet to a point, North 39° 25' 15" East 172.22 feet to a point, North 42° 57' 05" East 180.52 feet to a point, North 54° 05' 54" East 61.53 feet to a point, and North 71° 57' 17" East 85.82 feet to a point in the easterly boundary line of the Hickory Bend Methodist Church property of record in Book 4091, page 946, said Register's Office, said point being the northeasterly corner of said Lot No. 2; thence, with the easterly boundary line of the Hickory Bend Methodist Church property of record in Book 4091, page 946, and Book 3761, page 200, said Register's Office, South 4° 09' 51" West 757.42 feet to the point of beginning.

Being part of the same property conveyed to John A. Thweatt, Trustee, by Installment Deed from J. Ross Cheshire, Jr., Trustee, of record in Book 6574, page 834, Register's Office for Davidson County, Tennessee.

INCLUDED, BUT EXPRESSLY EXCLUDED from the foregoing, is the following described strip of land 5 feet in width in the extreme southwesterly corner of said Lot No. 1, dedicated to the Metropolitan Government of Nashville and Davidson County for the widening of Stewarts Ferry Pike and being more particularly described as follows:

Beginning at a point in the northerly margin of Stewarts Ferry Pike, said point being the extreme southwesterly corner of Lot No. 1 and the southeasterly corner of Lot No. 2 on the

Plan aforesaid, of record in Plat Book 6250, page 950, said Register's Office; thence, North 18° 16' 18" East 5.03 feet to a point; thence, South 77° 32' 17" East 25.77 feet to a point in the margin of Stewarts Ferry Pike; thence, with said margin of Stewarts Ferry Pike, South 12° 30' 30" West 5.00 feet to a point; thence, with the northerly margin of Stewarts Ferry Pike, North 77° 32' 17" West 26.28 feet to the point of beginning.

ALSO INCLUDED, BUT EXPRESSLY EXCLUDED from the foregoing, is any portion thereof conveyed to the Metropolitan Government of Nashville and Davidson County, by deed from J. Ross Cheshire, Jr., Trustee, of record in Book 6420, page 729, said Register's Office.

EXHIBIT B

1. 1986 real property taxes, which have been prorated and assumed by the Grantee;

2. Owner's certificate, 30-foot sewer easement, TVA right-of-way easements, notes and all other matters shown on the Plan aforesaid, of record in Plat Book 6250, page 950, Register's Office for Davidson County, Tennessee;

3. Transmission line easement 150 feet in width granted by Bert Bacherig and wife, Ethel Bacherig, to the United States of America, of record in Book 1303, page 30, said Register's Office;

4. Agreement for dedication of easement for sanitary sewers and/or storm drainage granted by Bert Bacherig to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4772, page 720, said Register's Office;

5. Agreement between John A. Thweatt, Trustee, and Hickory Bend Methodist Church, of record in Book 6813, page 244, said Register's Office, with respect to ingress-egress easements; and

6. The rights of upper and lower riparian owners to the free and unobstructed flow of the water of McCrory Creek without diminution or pollution and the consequence of any past or future change in the location of McCrory Creek.

I I 0 2 8

IDENTIFICATION REFERENCE

JUN 16 3 48 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6888 PAGE 151

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
			375000.00- CAMT.	
			975.00 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	990.50-
6108A06/16/86		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 0 2 8

IDENTIFICATION REFERENCE

JUN 16 3 40 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259678