BOOK 6890 PAGE 668

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kenard Peterman 7979 Highway 100 Nashville, TN 37221	Same as New Owner	Map 148 Parcel 170

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Rudy E. Ruark, Trustee and Rudy E. Ruark, Individually (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Kenard Peterman (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, 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 encumbrances shown on Exhibit A.

This is improved property, known as 4950 Linbar Drive, Nashville, Tennessee 37211.

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 and assigns, forever.

And Grantor does covenant 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 except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Kenard Peterman
Affiant

Subscribed and sworn to before me this 17th day of June, 1986.

Cheryl J. Morris
Notary Public
My Commission Expires: 7-18-87

NOTARY PUBLIC MORRIS

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this _____ day of _____, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rudy E. Ruark, Trustee

Rudy E. Ruark, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Kaye Taylor, a Notary Public in and for said County and State, the within named Rudy E. Ruark, 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 17th day of June, 1986.

J. Kaye Taylor
Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Kaye Taylor, a Notary Public in and for said County and State, the within named Rudy E. Ruark, Individually, 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, TN, this 17th day of June, 1986.

J. Kaye Taylor
Notary Public

My Commission Expires: 1-10-89

1 1 8 3 8

IDENTIFICATION REFERENCE

JUN 18 2 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Browning-Scott Office Building, of record in Book 4715, page 26, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin, said point being located on the westerly right-of-way line of Interstate Highway 24 and 150.00 feet off the centerline of said Interstate Highway 24. The point of beginning being further described as located 1148.23 feet South of the corner post at the intersection of the southerly Harding Place control access fence and westerly Interstate Highway 24 control access fence and lying approximately in the said westerly Interstate Highway 24 control access fence line; thence South 30 deg. 14' 00" East along said westerly right-of-way line of Interstate Highway 24 and following said Interstate Highway 24 control access fence, for a distance of 302.73 feet to an iron pin, said point being located 121.26 feet North of a concrete right-of-way monument and being further described as located on the westerly right-of-way line of Interstate Highway 24 and 150.00 feet off said centerline of Interstate Highway 24; thence South 47 deg. 22' 43" West for a distance of 142.48 feet to an iron pin, said point being the beginning of a curve to the left with a radius of 448.82 feet and being further described as located on the easterly right-of-way line of the proposed Linbar Drive extension and 40.00 feet off the centerline of said Linbar Drive extension; thence along said curve and right-of-way for a distance of 190.00 feet to an iron pin; thence North 23 deg. 07' 25" East for a distance of 270.96 feet to the point of beginning.

The above described tract containing 1.02 acres, more or less.

Being the same property conveyed to Rudy E. Ruark, Trustee, by deed from Robert D. Fulcher, III, Trustee with power to transfer and convey without joinder of any beneficiary, of record in Book 6418, page 185, Register's Office of Davidson, County, Tennessee.

ENCUMBRANCES

1. Real Estate Taxes for the current year which have been prorated between the parties.

2. Deed of Trust executed by Thomas C. Scott, Trustee to W.L. Roach, Trustee, dated September 3, 1974, and recorded in Book 4848, page 976, Register's Office of Davidson County, Tennessee, in favor of Pilot Life Insurance Company which states that it secures a debt in the principal sum of $270,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

3. The land in question abutts Interstate Highway 24 which is a controlled access highway and the land in question has no right of ingress and egress to said highway.

4. The Plan of record in Book 4715, page 26, Register's Office for Davidson County, Tennessee, shows an owner's certificate, drainage and utility easement, proposed 8-foot sanitary sewer easement and a 5-foot x 30-foot anchor easement at the southwest corner.

5. Survey made by Cumberland Techtonics, Inc., dated October 25, 1984, shows a sewer line, 10-foot minimum building setback line from the northerly line, 20-foot minimum building setback line from the rear line, 10-foot minimum building setback line from South line, 20-foot minimum building setback line from the front line, and a drainage and utility easement. Survey shows existing pavement encroaching onto adjoining property to the northwest. Survey shows overhead utility lines along the front portion of premises and an Interstate right-of-way fence on rear of property.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6890 PAGE 671

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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

425000.00- CONT.
1105.00 CSTAX
.50 PRFEE
9.00 MDEED
CHECK 1114.50-
7045A06/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 8 3 8

IDENTIFICATION REFERENCE

Jun 18 2 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260593