This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

Jill Bot 21

(#1)

WARRANTY DEED

BOOK 6931 PAGE 268

ADDRESS NEW OWNER:	NAME OF MORTGAGEE;	MAP/PARCEL NO.:
KELLEY AND DOWNS, a Partnership 905 East Old Hickory Blvd MADISON, TENN 37115	The Trustees of Ragan, Smith -Murphy & Associates, Inc., Profit Sharing Plan and Trust 410 Russell Street Nashville, Tennessee 37206	65-13 Parcels 4, 5, 40, 78, 79, 92, and 93

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THE TRUSTEES OF RAGAN, SMITH, MURPHY & ASSOCIATES, INC., PROFIT SHARING PLAN AND TRUST, the "Grantors," have bargained and sold, and by these presents do transfer and convey unto the said KELLEY AND DOWNS, a Partnership of David L. Kelley and Nevin H. Downs, the "Grantee," its successors and assigns, that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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, its successors and assigns, forever. And we do covenant with the 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 for current year real property taxes, and except as follows:

1. Restrictive covenants of record in Book 4465, page 184, and as amended in Book 4482, page 427, Register's Office for Davidson County (affects Parcel 40).
2. Restrictive covenants of record in Book 4990, page 72, said Register's Office (affects Parcels 78, 79, 92, and 93).
3. Those items shown on the Plans of record in Book 4175, page 153, and Book 4660, page 190, said Register's Office.
4. Those items shown on the boundary survey of John W. Sullivan dated June 20, 1986.

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IDENTIFICATION REFERENCE

JUL 28 3 55 PM '86

FELIX Z. GILBERT II REGISTER
DAVIDSON COUNTY, TN

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 Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer, on this 11 day of July, 1986.

THE TRUSTEES OF RAGAN, SMITH,
MURPHY & ASSOCIATES, INC.,
PROFIT SHARING PLAN AND TRUST

BY: COMMERCE UNION BANK, Trustee

BY: William R. Dickerson

Title: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $90,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of July, 1986.

Bettie Jane Wurton
NOTARY PUBLIC
My Commission Expires: 10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM R. DICKERSON, 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 SENIOR VICE PRESIDENT of COMMERCE UNION BANK, a corporation, The Trustee of Ragan, Smith, Murphy & Associates, Inc., Profit Sharing Plan and Trust, and that he as such SENIOR VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such SENIOR VICE PRESIDEN.

Witness my hand and official seal at office in Nashville, Tennessee, this 11th day of July, 1986.

Bettie Jane Wurton
NOTARY PUBLIC

My Commission Expires: 10-19-86

EXHIBIT 'A'

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennnessee, which includes Reserved Parcels 78, 79, 92 and 93 of Sherwood Forest Section V, of record in Plat Book 4660, Page 190, and Reserved Parcel 40 of Sherwood Forest Section I, of record in Plat Book 4175, Page 153, Register's Office for Davidson County, Tennessee, and more particularly described according to a Boundary Survey by John W. Sullivan, dated June 20, 1986 as follows:

Beginning at an existing iron pin located in the southwest corner of the property of the Trustees of the Regan, Smith, Murphy, and Associates, Inc. Profit Sharing and Trust Fund as recorded in Deed Book 6515, Page 414, R.O.D.C. and the northwest corner of Bascom S. Cooksey, Jr.'s property, recorded in Deed Book 4926, Page 498, R.O.D.C. Said point is further described as being 300 feet north of Lebanon Pike and 55.57 feet south of the south margin of a fifty foot right-of-way dedication shown on the plan of Sherwood Forest, Section One, Plat Book 4175, Page 153 R.O.D.C.
Thence N72 degrees 07 minutes E, 276.25 feet to an I.P. (existing)
Thence S 2 degrees 43 minutes 53 seconds E, 39.50 feet to an I.P.,
Thence along a line severing the property of the Trustees of Regan, Smith, Murphy, and Associates, Inc. Profit Sharing and Trust Fund as recorded in Deed Book 6513, Page 198 R.O.D.C., as follows:

N 70 degrees 51 minutes 27 seconds E, 337.01 feet to an I.P.
N31 degrees 06 minutes 31 seconds E, 280.41 feet to a concrete monument (existing)

Thence along the south side of Sherwood Forest, Section Five, recorded in Plat Book 4660, Page 190 R.O.D.C. and the south side of Lots 475, 476, 487 and 488 of said subdivision as follows:

N 18 degrees 25 minutes 18 seconds E, 7.15 feet to an I.P.,
N 71 degrees 32 minutes 04 seconds W, 149.82 feet to an I.P. (existing) in the east margin of Kilimanjaro Drive,
S 18 degrees 25 minutes 18 seconds W, 42.00 feet with said margin to an existing concrete monument,
N 84 degrees 37 minutes 52 seconds W, 51.33 feet to an existing concrete monument, in the west margin of Kilimanjaro Drive,
N 84 degrees 52 minutes 06 seconds W, 26.53 feet to a concrete monument (existing),N 2 degrees 43 minutes 45 seconds E, 4.83 feet to a concrete monument (existing),
N 84 degrees 42 minutes 42 seconds W, 42.37 feet to an I.P.,
N 71 degrees 32 minutes 34 seconds W, 81.48 feet to an I.P.,
S 18 degrees 25 minutes 18 seconds W, 19.06 feet to a concrete monument (existing),
N 84 degrees 42 minutes 12 seconds W, 85.20 feet to an I.P.,
N 71 degrees 34 minutes 07 seconds W, 67.03 feet to an I.P. (existing) in the east margin of Shoshone Drive.
S 18 degrees 25 minutes 18 seconds W, 15.64 feet with said margin to a concrete monument (existing)
N 84 degrees 42 minutes 12 seconds W, 51.33 feet to an I.P. in the west margin of Shoshone Drive,
N 71 degrees 34 minutes 23 seconds W, 230.09 feet to an I.P. (existing)

Thence with the east line of Sherwood Forest, Section One, recorded in Plat Book 4175, Page 153, R.O.D. C. and the easterly line of Lots 28 and 29 of said

CONTINUED

subdivision, as follows:

S 16 degrees 20 minutes 55 seconds W, 55.84 feet to a concrete monument (existing)
N 87 degrees 22 minutes 33 seconds W, 37.98 feet to a concrete monument (existing)
S 12 degrees 25 minutes 00 seconds E, 213.80 feet to a concrete monument (existing),
S 16 degrees 37 minutes 17 seconds, W, 79.63 feet to concrete monument (existing),
S 26 degrees 43 minutes 51 seconds E, 101.19 feet to an I.P. in the north margin of a 50 foot right-of-way,
Easterly, 14.14 feet along a curve to the left having a radius of 278.00 feet and a chord length of 14.14 feet with a bearing of N 62 degrees 07 minutes 46 seconds E, to an existing concrete monument,
S 12 degrees 25 minutes 00 seconds E, 51.90 feet to a point in the south margin of said 50 foot right-of-way,
S 12 degrees 25 minutes 00 seconds E, 55.57 feet to the point of beginning, containing 6.235 acres.

Being property conveyed to Ragan-Smith-Murphy & Associates, Inc., Profit Sharing Plan And Trust AND The Trustees of Ragan, Smith, Murphy & Associates, Inc., Profit Sharing Plan And Trust, by instruments of record in Book 6513, Page 195, Book 6513, Page 198 and Book 6513, Page 414, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6931 PAGE 272

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
			90000.00- CAMT.	
			252.00 CSTAX	
			.50 PRFEE	
			12.00 TDFEE	
	VD		12.00- TDFEE	
			12.00 WDFEE	
			CHECK	264.50-
3109A	07/28/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2554 0

IDENTIFICATION/REFERENCE

Jul 28 3 55 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 276362