THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6958 PAGE 759

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
P. G. A. Service Corporation	Same	Map 118-12
(NAME) 2917 Foster Creighton	(NAME)	Parcel 53
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- *Dollars,*

cash in hand paid by P. G. A. SERVICE CORPORATION, A TENNESSEE CORPORATION, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Henry Horrell, Fred Horrell and Steve Horrell, d/b/a Horrell Realty and Investment Company
have this day bargained and sold, and do hereby transfer and convey unto the said P. G. A. Service Corporation, a Tennessee Corporation

the Grantees herein, their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 84 and 85 on the Plan of Sidco, Section III, as of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 84 and 85 adjoin and front together 211.88 feet on the westerly side of Foster Creighton Drive and run back between parallel lines, 210 feet to the centerline of a private easement shown on said plan, measuring 211.88 feet thereon.

Being the same property conveyed to Henry Horrell, Fred Horrell and Steve Horrell, d/b/a Horrell Realty and Investment Company, by deed from Leon Neel Beard, Jr., Individually and as Trustee under the Will of Leon Beard, Sr., and Ruth Beard, beneficiary of Trust A of the Will of Leon Beard, Sr., of record in Book 5323, page 424, Register's Office for Davidson County, Tennessee.

35053

IDENTIFICATION REFERENCE

AUG 25 3 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $50,000.00

Subscribed and sworn to before me this the 8th *day of* August 19 86

My commission expires: March 8, 1989
(Affix Seal)

Affiant Henry Horrell

Notary Public Carolyn P. Curry

NOTARY PUBLIC

unimproved ( )
This is improved (X) property, known as 2917 Foster Creighton Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for encumbrances set forth on Exhibit A attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this [illegible] *day of* [illegible] *19*____, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HORRELL REALTY AND INVESTMENT COMPANY

By: Henry Horrell
Henry Horrell

By: Steve Horrell
Steve Horrell

By: Fred Horrell
Fred Horrell

8-14-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me Carolyn P. Currin, *a Notary Public in and for said County and State* Henry Horrell, Fred Horrell and Steve Horrell, d/b/a Horrell Realty and Investment Company

*the within named bargainor*s, *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 and official seal at Nashville, *Tennessee, this* 8th *day of* August, *19* 86.

Carolyn P. Currin *Notary Public*

Commission expires March 8, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Henry Horrell, et al.

TO

P. G. A. Service Corporation,

a Tennessee corporation

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

1. Taxes for 1986, a lien, but not yet due and payable.

2. Sewer easement of record in Book 3934, page 794, Register's Office of Davidson County, Tennessee.

3. Sanitary sewers and/or storm drainage easement of record in Book 4361, page 490, Register's Office of Davidson County, Tennessee.

4. Restrictive covenants of record in Book 2708, page 87, and as amended by instrument of record in Book 2741, page 553, Book 3029, page 174, and Book 3221, page 12, Register's Office of Davidson County, Tennessee.

5. Restrictions recorded in Book 2708, Page 87, amended by instrument in Book 2741, Page 553, further amended by instrument in Book 3029, Page 174, further amended by instrument in Book 3221, Page 12, and further amended by instrument in Book 3789, Page 843, all of record in said Register's Office.

6. Easement for the use of all of the sewerage facilities and equipment in, on and over the premises as set out in a deed from G. F. Cole, Jr., Substitute Trustee to Suburban Industrial Development Company, of record in Book 2707, Page 619, which easement and right of way were subsequently conveyed to the City of Nashville, Public Works Department as of record in Book 3434, Page 174, both of record in said Register's Office.

7. Easement for a railroad right of way 25-feet wide across the rear of the lot as set forth in an instrument of record in Book 2499, Page 86, said Register's Office.

8. The exception and reservation in favor of the United States of America in and to all fissable materials as described and set forth in that certain deed form the United States of America, to DeWitt Curter, Trustee, of record in Book 2152, page 347, or the Register's Office for Davidson County, Tennessee, to which reference is here made for accurate decription thereof.

9. Easement for storm sewer conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Leon Beard et al, as of record in Book 4124, Page 272, said Register's Office, which is identified as being on Lot No. 84, 10 feet wide on the northerly side.

10. Recorded plan shows an owner's certificate, a 30-foot setback line from Foster Creighton Drive, a 25-foot private easement for public utilities and railroad right of way across the rear of the lot; a 15 foot drainage easement along the northerly side line of Lot No. 84; a 10 foot drainage easement extending five feet on each side of the common line between Lots 84 and 85 for public utilities which has been abandoned by instrument of record in Book 3934, Page 794, said Register's Office, and in lieu thereof the following two easements were created by instrument dated September 8, 1965, filed for record on September 2, 1969 in Book 4361, Page 490 said Register's Office, to Metropolitan Government of Nashville and Davidson County, being an easement for sanitary sewer and/or storm darainage, which are as follows: an easement 20 feet wide, the center line of which is located 10 feet West of an parallel to the front line of the lots, and an easement 10 feet wide along the northerly line of Lot No. 84.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

850000.00- CAMT.
2380.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 2389.50-
4034A08/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35053

IDENTIFICATION REFERENCE

AUG 25 3 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 287024