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THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys-at-Law
300 James Robertson Parkway
Nashville, Tennessee 37201

FROM: Holly Robnett Caldwell (GRANTOR)

TO NEW OWNER: 225 Brick Church Venture (GRANTEE)

PROPERTY ADDRESS:	MAP AND PARCEL NOS.
2947 Brick Church Pike	60-37
Brick Church Pike	60-39
3001 Brick Church Pike	60-38
Nashville, Tennessee 37207	

SEND TAX BILLS TO:

225 Brick Church Venture
c/o W. G. Ezell
222 Third Avenue, North
Suite 470
Nashville, Tennessee 37201

SEP 16 11 21 AM '96
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

4252.1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid by 225 Brick Church Venture, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Holly Robnett Caldwell, have bargained and sold, and by these presents do transfer and convey unto the 225 Brick Church Venture, its successors and assigns, certain parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots 1 & 2 on the Plan of Bransford Realty Company Subdivision of Frank Brown Place of record in Book 547, page 126, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by John O'Connor, dated 8/8/86, as follows:

Beginning at a point in the western margin of I-24 and the eastern margin of Brick Church Pike; thence with said margin S 2° 26' 52" W 831.18 feet to an iron pin; thence S 3° 40' 29" W 417.73 feet to an iron pin; thence S 84° 36' 51" E 226.40 feet to an existing iron pin; thence S 6° 54' 35" W 100 feet to an iron pin; thence N 84° 36' 51" W 220.87 feet to an iron pin in the east margin of Brick Church Pike; thence said margin S 3° 44' 21" W 25 feet to an iron pin; thence S 84° 36; 51" E 219.40 feet to an iron pin; thence S 84° 20' 52" E 502.88 feet to an iron pin and fence corner; thence with the remains of an existing old fence line S 3° 44' 19" W 303.21 feet to an iron pin and fence corner; thence with a fence line said property owned by C. W. Hooper S 84° 07' 06" E 840.42 feet to an existing iron pin; thence with the old fence line N 20° 36' 30" E 60.49 feet to a concrete monument; thence with the right-of-way access control fence line N 40° 27' 40" W 2335.96 feet to the point of beginning and containing 26.40 acres, more or less.

Being part of the same property conveyed to G. E. Marsh and wife, Dora Marsh, by deeds of record in Book 2044, page 97, Book 3405, page 41, and Book 2094, page 623, said Register's Office. The said Dora Staggs Marsh having since died and devised said property to Holly Robnett Caldwell by the Last Will and Testament of Dora Staggs Marsh of record in Will Book 127, page 594, Probate Court Clerk's Office of Davidson County,

Tennessee. And conveyed to Holly Robnett Caldwell by Executrix Deed of record in Book 6118, page 782, Register's Office for Davidson County, Tennessee. The said G. E. Marsh having predeceased Dora Marsh.

This is unimproved property known as 2947 Brick Church Pike; Brick Church Pike and improved property known as 3001 Brick Church Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said 225 Brick Church Venture, its successors and assigns forever.

And I do covenant with the said 225 Brick Church Venture that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for real property taxes for 1986, which have been prorated between the parties and hereby assumed by Grantee.

And I, Holly Robnett Caldwell, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said 225 Brick Church Venture, its successors and assigns, against the lawful claims of all persons whomsoever.

George Scott Geiszl, Jr., spouse of Holly Robnett Caldwell, joins in this transaction for the purpose of conveying any and all marital right, title and interest he may have in the property to Grantee, but not further or otherwise.

WITNESS our hands this 13th day of September, 1986.

Holly Robnett Caldwell

George Scott Geiszl, Jr.

STATE OF TENNESSEE)
COUNTY OF Haywood)

Personally appeared before me, Virginia Tritt, a Notary Public in and for said County and State, the within named Holly Robnett Caldwell and husband, George Scott Geiszl, Jr., the bargainors, with whom I am personally acquainted, or who 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 Brownsville, Tennessee, this 13 day of Sept, 1986.

Virginia Tritt
NOTARY PUBLIC

My Commission Expires: 4/17/89

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $220,110.00.

Holly Johnell Caldwell
Affiant

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

Virginia Tritt
NOTARY PUBLIC

My Commission Expires: 4/17/89

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

220110.00- CAMT.
616.28 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 825.78-
2514A09/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42521

IDENTIFICATION REFERENCE

SEP 16 11 21 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 295318