Prepared by: Mirron W. Smith, Jr., Attorney
4301 Hillsboro Road
Nashville, Tennessee

WARRANTY DEED

Mortgagee: Investors Federal Savings Bank

(2)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southland Marketing Group, Inc. c/o Charles C. Harris		Map 50
NAME: 231 W. Old Hickory Blvd.	NAME: (Same)	Parcel 27
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN. 37115	(STREET ADDRESS)	
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of.....Ten and 00/100----------
----------($10.00)----------*Dollars,*
cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

BOOK 7020 PAGE 197

Shirley Ann Klooz, individually, and as Executrix of the Estate of Myrtle Magdalene Klooz, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said...Southland Marketing Group, Inc.,
hereinafter called Grantee, its
.....(successors), and assigns,
certain real estate in Davidson County, Tennessee, as follows:

[SEE ATTACHED SHEET FOR LEGAL DESCRIPTION]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,000.00

Subscribed and sworn to before me, this the 24th day of October, 1986

Affiant

My commission expires JAN 19, 1988
(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved(X)
This is improved ( ) property, known as 3451 Brick Church Pike, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its
.....(successors),
heirs and assigns forever..... I *covenant that* I am *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 1986 property taxes which have been prorated and payment thereof assumed by Grantee.

I *further covenant and bind*...myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, its
(successors), heirs and assigns, against the lawful claims of all persons.

Witness...My *hand*...*this* 31st *day of* October, *19* 86...*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Shirley ann Klooz

Shirley Ann Klooz, individually, and as Executrix of the Estate of Myrtle Magdalene Klooz, deceased.

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF ~~DAVIDSON~~ MOBILE

Personallly appeared before me, the undersigned *, a Notary Public in and for said County and State,* Shirley Ann Klooz, individually and in her capacity as Exectrix of the Estate of Myrtle Magdalene Klooz, deceased, (or proved to me on the basis of satisfactory evidence) *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Mobile, Alabama *Tennessee, this* X 21st *day of* October *19* 86

X Notary Public
STATE-AT-LARGE

Commission expires X My Commission Expires 1-11-88

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, 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

TO

Compliments of

Colonial Title Company

Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

A tract of land in the 12th, formerly 21st Civil District of Davidson County, Tennessee, bounded and described as follows:

Beginning at a point in the center of Brick Church Pike, Mrs. S. W. Walker's Northwest corner, and running South 88° East 75.3 poles to a stake in the center of an old road; thence North 2° East 68.54 poles to a stake 3 feet Southeast of abutment on the south side of a creek; thence North 88½° West 84.7 poles to the center of Brick Church Pike, C. H. Cole's southwest corner; thence along the center of Brick Church Pike, South 11½° East 49.5 poles to a point in said Pike; thence South 2-3/4° East 8.2 poles to a point in said pike; thence South 14° West 10.72 poles to the beginning point, containing 33 acres and 14 poles. more or less.

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Being the same property conveyed to Howard Klooz and wife, Myrtle Klooz, by deed from John W. Walker of record in Book 2046, page 176, Register's Office for said county. The said Howard Klooz being now deceased.

Included in the above-described property, but expressly excluded herein, is that property conveyed to Charles A. Faulkner and wife, Norma J. Faulkner, by deed from Howard Klooz and wife, Myrtle Klooz, of record in Book 4308, Page 528, said Register's Office, described as follows:

Beginning at a point on the easterly margin of Brick Church Pike, said point being 625 feet, more or less, Northerly from the North fork of Ewing Creek; thence South 83° 36' East 290.4 feet; thence North 7° 00' West 150 feet; thence North 83° 36' West 290.4 feet to the easterly margin of Brick Church Pike; thence with the same South 7° East 150 feet to the beginning.

Also included in the above described property, but expressly excluded herein, is property conveyed to Robert I. Wilson and wife, by deed of record in Book 3368, page 99, said Register's Office, described as follows:

BEGINNING at a point in the center line of Brick Church Pike at the old C. H. Cole southwest corner; thence along the center line of the Pike, South 11½° East 150 feet; thence leaving the Pike, South 88½° East 290 feet; thence North 11½° West 150 feet to a point in the south line of said Cole Tract; thence along said line, North 88½° West 290 feet to the beginning, containing 1 acre more or less.

Said property having vested in Myrtle Klooz upon the death of Howard Klooz. The said Myrtle Klooz is now also deceased, and said property was devised by the Will of Myrtle Magdalene Klooz of record in Will Book 176, page 116, Probate Court for Mobile County, Alabama, a certified copy of which is of record in Book _____, page_____, Register's Office for Davidson County, Tennessee, to Shirley Ann Klooz.

56553
IDENTIFICATION REFERENCE
Oct 27 10 27 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7020 PAGE 200

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

[illegible] CANT.
280.00 CSTAX
.50 PRFE
9.00 WDE
CHECK 239.50-
8430A10/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56553

IDENTIFICATION REFERENCE

Oct 27 10 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.04571