This Instrument Prepared By:
Kenneth P. Ezell, Jr.
BONE, LANGFORD & ARMISTEAD
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

BOOK 7074 PAGE 840

WARRANTY DEED

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers:
Murray Partners	Nashville City Bank & Trust Company	147-3-46
3 Peach Blossom Square	315 Union Street	
Nashville, TN 37205	Nashville, TN 37201	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, Clarence Edmonds, Trustee pursuant to a Trust under Agreement of Jack C. Massey dated October 2, 1972 ("Grantor"), have bargained and sold and do hereby transfer and convey unto Murray Partners, a Tennessee general partnership consisting of Ann P. Murray and Shade Murray, Jr. ("Grantees"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

A parcel of land in the Sixth Civil District of Nashville, Davidson County, Tennessee, being Lot No. 2 as shown on the resubdivision of J. A. Patterson's land, of record in Book 4595, page 111, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set in concrete in the westerly margin of Nolensville Road approximately 822 feet, more or less, north of the centerline of Harding Place, said iron pin being the southeast corner of the property conveyed to Life & Casualty Insurance Company, of record in Book 4438, page 844, Register's Office for Davidson County, Tennessee.

Thence, in a southerly direction with said margin of Nolensville Road, S 16° 30' E, 107.02 feet to a point in the center of a 30 foot easement for egress and ingress;

Thence, leaving said Nolensville Road in a westerly direction, with the centerline of said 30 foot easement, S 75° 00' W, 194.18 feet to a point;

Thence, continuing with said easement centerline, S 59° 58' W, 18.17 feet to a point;

Thence, leaving said center of 30 foot easement in a northerly direction, N 15° 31' W, 115.13 feet to a point in the northerly boundary of said resubdivision;

Thence, in an easterly direction with said northerly boundary and along the south line of Life & Casualty property, N 75° 56' E, 210.00 feet to the point of beginning.

Containing 22,959 square feet or 0.53 acres, more or less.

Being the same property conveyed to Clarence Edmonds, Trustee, by instrument of record in Book 4772, page 886, Register's Office for Davidson County, Tennessee.

Included in the above description, but excluded from the fee conveyance, is 15 feet of a 30 foot easement which runs north of and 15 feet distant from, and parallel to the south line, said easement represents a portion of the easement rights conveyed to Third National Bank by deed of J. O. Bass and W. R. Hendrix, of record in Book 3899, page 976, Register's Office for Davidson County, Tennessee.

There is also conveyed to Grantee, its successors and assigns, the right to share in the use of all the easement rights conveyed to Third National Bank by deed of J. O. Bass and W. R. Hendrix, of record in Book 3899, page 976, Register's Office for Davidson County, which said easement rights are more particularly described as follows, to wit:

(a) An easement for ingress and egress from the southwest corner of the Property to the northerly right-of-way line of Harding Place, as more particularly described in that certain agreement dated April 5, 1965 between Nolensville Plaza, Inc., et al., and J. O. Bass and W. R. Hendrix, of record in Book 3897, page 771, Register's Office of Davidson County, Tennessee.

(b) An easement for ingress and egress over and through a portion of the Kimbro property which adjoins the southern boundary of the Property, which easement begins at a point in said southern boundary 210 feet southwesterly from the present right-of-way line of Nolensville Road and is 30 feet wide, as more particularly described in that certain agreement dated April 5, 1965 between Nolensville Plaza, Inc., et al., and J. O. Bass and W. R. Hendrix, of record in Book 3897, page 782, Register's Office of Davidson County, Tennessee.

There is also conveyed to Grantee, its successors and assigns, the right to use for ingress and egress all ways specified and described in an Easement Agreement entered into between Third National Bank in Nashville and The Nashville City Bank and Trust Company of record in Book 4727, page 892, Register's Office for Davidson County, Tennessee.

This is improved property known as 4043 Nolensville Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. Taxes for 1987 and subsequent years.

2. Lease Agreement dated January 3, 1967, from Third National Bank to Western Auto Supply Company, as amended by Letter Agreement dated December 5, 1967, not of record.

3. Easement to trim and cut trees, etc., granted Southern Bell Telephone and Telegraph Company by Mrs. W. T. Goodloe, as set out in instrument of record in Book 1065, page 230, Register's Office for Davidson County, Tennessee.

4. Easement granted Southern Bell Telephone and Telegraph Company to cut and trim trees by Elizabeth Hayes Patterson by instrument dated December 5, 1939, filed December 11, 1939, and recorded in Book 1083, page 261, Register's Office for Davidson County, Tennessee.

5. Easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on plan of record in Book 4595, page 111, Register's Office for Davidson County, Tennessee.

6. Easement granted to Nashville City Bank & Trust Company by Third National Bank in Nashville of record in Book 4727, page 892, Register's Office for Davidson County, Tennessee, the right to use for ingress and egress all roadways located on the lands of Third National Bank adjacent to the property conveyed by said Bank to the Nashville Bank & Trust Company on December 16, 1968, by deed of record in Book 4479, page 145, Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of December, 1986.

Clarence Edmonds

CLARENCE EDMONDS, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me, this 19th day of December, 1986.

NOTARY PUBLIC

My commission expires:

2/15/87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth R. Ezell, Jr., a Notary Public in and for said County and State, Clarence Edmonds, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Trust created by Agreement with Jack C. Massey dated October 2, 1972, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19th day of December, 1986.

Kenneth R. Ezell Jr.
NOTARY PUBLIC

KENNETH R. EZELL JR. NOTARY PUBLIC

My commission expires:

7/18/87

74754

IDENTIFICATION

Dec 19 10 22 AM '86

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

RECEIVED OF _____

FOR _____

BOOK 7074 PAGE 844

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

2358 • 3- CAPITAL
650.00 COTAX
.50 PRFEE
12.00 MORTGAGE TAX 670.50-
9:38:12/19/86 CAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

74754

IDENTIFICATION REFERENCE

Dec 19 10 22 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY

No. 24871