Address Property Owner as follows:	Mortgagee, if any:	Map-Parcel No:
Dan W. Maddox 601 Broadway P.O. Box 1106 Nashville, Tennessee 37202	Dan W. Maddox 601 Broadway P.O. Box 1106 Nashville, Tennessee 37202	44-34 44-0.17.00

Send tax bills to: Property Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAN W. MADDOX**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto each of **EARL BENTZ** and **GARY M. CLARK**, their heirs and assigns, a one-third undivided interest as co-tenant in and to the following described property in Davidson County, Tennessee, to-wit:

Tract I: Real Property in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, more particularly described according to a survey dated January 12, 1984, by Barry Greer & Associates, Land Surveyors, Drawing No. 946, as follows:

Beginning at an existing iron pin in the northern right of way margin of Robinson Road at the southeast corner of the Stringfellow Lumber Co., Inc. property as of record in Book 4909, page 877, Register's Office for Davidson County, Tennessee; thence N 45° 07' E 988.22 feet to an iron pin set; thence S 48° 08' 19" E 388.50 feet to an existing iron pin in the northerly margin of a private road; thence southwesterly with a curve to the left having a delta of 47° 18' 05", a radius of 127.17 feet, a tangent of 55.69 feet and a chord of S 65° 17' 41" W (102.03 feet), a distance of 104.99 feet to an iron pin set; thence along the margin of said private road, S 41° 39' W 899.87 feet to an iron pin set; thence with a curve to the right having a delta of 95°, a radius of 25.00 feet, a tangent of 27.28 feet and a chord of S 89° 09" W (36.86 feet), a distance of 41.45 feet to an iron pin set in the northern right of way margin of Robinson Road; thence along the northern right of way margin of Robinson Road, N 43° 21' W 381.60 feet to an existing iron pin, being the point of beginning, and containing 8.73 acres, more or less.

Being the same property conveyed to Dan W. Maddox by Warranty Deed from Hanes Investment Company, Inc. of record in Book 6274, page 436, Register's Office for Davidson County, Tennessee.

Together with that permanent, non-exclusive right-of-way and easement for ingress, egress and regress to and from Robinson Road described in said deed of record in Book 6274, page 436, said Register's Office, to which reference is hereby made for a more complete description of said easement and the terms and conditions to which it is subject.

Tract II: Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 1 on the Plan of the Hanes Commercial Subdivision, Section One, as of record in Book 6200, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said Lot.

Being the same property conveyed to Dan W. Maddox by Warranty Deed from Hanes Investment Company, Inc. of record in Book 6392, page 453, Register's Office for Davidson County, Tennessee.

Together with that permanent, non-exclusive right-of-way and easement for ingress, egress and regress to and from Robinson Road described in

said deed of record in Book 6392, page 453, said Register's Office, to which reference is hereby made for a more complete description of said easement and the terms and conditions to which it is subject.

TO HAVE AND TO HOLD the said tract of land as tenants in common with the said Grantor, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered, except for taxes for the year 1986, those encumbrances, liens, easements, restrictions and other matters which may be shown of record in the Register's Office for Davidson County, Tennessee, to which this conveyance is expressly made subject.

AND GRANTOR further covenants and binds himself, his heirs, assigns and representatives to warrant and forever defend the title to said tract of land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except as to those arising out of those matters to which this conveyance is subject as provided above.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31 day of December, 1986.

DAN W. MADDOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN W. MADDOX, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 31st day of December, 1986.

Ellen Kay
NOTARY PUBLIC

My commission expires: 1/19/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $987,137.47.

AFFIANT

Sworn to and subscribed before me this the 31st day of December, 1986.

Ellen Kay
NOTARY PUBLIC
My commission expires: 1/19/86

This instrument was prepared by:
John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

DEC 22 2 23 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 7554

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

RECEIVED OF _____

FOR _____

BOOK 7077 PAGE 309

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

907137.47- CAPT.
2760.00 CSTAX
.50 PREC
6.00 MREC
CHECK 2770.36-
9905A12/22/86 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.5.4.4

IDENTIFICATION REFERENCE

Dec 22 2 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No25703