THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 7089 PAGE 929

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
C. WILLIAM CULWELL, WILLIAM E. HUGHES, JR. and SULTAN M. HUBEY, partners d/b/a TANDEM SERVICES 3868 Dickerson Road Nashville, Tennessee 37207	SAME	41-12 120-25/95

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES W. EVILCIZER and wife, JUANITA S. EVILCIZER, and A. RAY BRINKLEY and wife, SARAH G. BRINKLEY, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said C. WILLIAM CULWELL, WILLIAM E. HUGHES, JR. and SULTAN M. HUBEY, partners d/b/a TANDEM SERVICES, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, being part of the lot marked "Reserved for Commercial No. 7" on the plat of Section 1, Bellshire Estates, of record in Book 2133, page 125, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Kessinger & Associates dated November 22, 1978, as follows:

BEGINNING at an iron pin in the westerly margin of Dickerson Road, being the southeast corner of the tract of land now or formerly belonging to Charles W. Evilcizer, by deed of record in Book 4129, page 313, Register's Office of Davidson County, Tennessee, and being the northeast corner of the within described property; thence along the westerly margin of Dickerson Road South 11°45'15" West 100.78 feet to a railroad spike, being the northeast corner of the property now or formerly owned by N. & S. Enterprises by deed of record in Book 4566, page 537, Register's Office for Davidson County, Tennessee, and being the southeast corner of the within described property; thence leaving said westerly margin of Dickerson Road North 86°16'50" West 247.30 feet to an iron pin in the east margin of Dickerson Road North 86°16'50" West 247.30 feet to an iron pin in the east margin of a 25-foot alley; thence continuing along the east margin of said 25-foot alley North 02°26'35" East 105.49 feet to an iron pin; thence leaving the east margin of said alley South 85°02'50" East 263.80 feet to the point of beginning, containing 26,240 square feet, more or less.

BEING the same property conveyed to A. R. Brinkley (being the same person as A. Ray Brinkley) by deed from High Hopes, Inc. of record in Book 4339, page 310, Register's Office for Davidson County, Tennessee, and being the same property an estate by the entirety in which was created by a Quitclaim Deed from A. Ray Brinkley to Sarah Green Brinkley of record in Book 5367, page 416, and also being the same property an undivided one-half interest in which was conveyed from A. Ray Brinkley and wife, Sarah Green Brinkley, to Charles W. Evilcizer and wife, Juanita S. Evilcizer, by deed of record in Book 5367, page 418, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3868 Dickerson Road, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said 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 as of record. 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.

WITNESS our hands this 30 day of December, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles W. Evilcizer
CHARLES W. EVILCIZER

A. Ray Brinkley
A. RAY BRINKLEY

Juanita S. Evilcizer
JUANITA S. EVILCIZER

Sarah G. Brinkley
SARAH G. BRINKLEY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Sallie M Lucky
AFFIANT

Subscribed and sworn to before me, this 30 day of December, 1986.

Candy Finch
NOTARY PUBLIC
My Commission Expires: 10/28/87

IDENTIFICATION REFERENCE
78555
DEC 31 2 17 PM '86
PEGGY WILLIAMS REGISTER
GALLATIN, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared CHARLES W. EVILCIZER and wife, JUANITA S. EVILCIZER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 30 day of December, 1986.

Candy Finch
NOTARY PUBLIC
My Commission Expires: 10/28/87

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared A. RAY BRINKLEY and wife, SARAH G. BRINKLEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 30 day of December, 1986.

Candy Finch
NOTARY PUBLIC
My Commission Expires: 10/28/87

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

RECEIVED OF _____

FOR BOOK 7089 PAGE 931

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

30 [illegible] CAMT.
240.00 STATX
.50 PRFE
2.00 UPFEE
CHECK 246.50
341 [illegible] 12/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7-8-5-5-5.

IDENTIFICATION REFERENCE

Dec 31 2 17 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No29078