THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

WARRANTY DEED

Bar 48

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT B. HUFFINE (NAME:)	MORTGAGEE: NONE (NAME:)	Map 60-4 Parcel 25
207 Neshitt Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel Map 51-168
Madison Tn 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Map 50 Parcel 76

For and in Consideration of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

BOOK 7100 PAGE 683

81549

IDENTIF. REFERENCE

JAN 8 11 46 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

WILLIAM F. BURTON, JR. AND JOHN WILLIAM STALEY, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* ROBERT B. HUFFINE *heirs and assigns, a certain tract or parcel of land in* DAVIDSON *County, State of Tennessee, described as follows, to-wit:*

TRACT NO. I

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the lands of William Phillips, as of record in Book 57, page 21, Register's Office for said County, described according to a survey made by J. R. Scott, Surveyor, December 10, 1952, as follows:

Beginning at a point in the center of Maplewood Lane, 938.96 feet easterly from the intersection of the center line of said Maplewood Lane and the easterly margin of Dickerson Pike, or U.S. Highway No. 41, said point being the southeast corner of the property conveyed to Homer M. Hardin and wife, Lila Hardin, by deed from Edwin Wm. McLean, of record in Book 1810, page 307, said Register's Office; thence with the eastern boundary line of said Hardin property, north 9° 12' east 1101.03 feet to a point in the southern boundary line of the property conveyed to Sheetz; thence with the southern boundary line of said Sheetz property, south 87° 4' east 158.5 feet; thence south 9° 12' west 1110 feet to the center line of said Maplewood Lane; thence with the center line of Maplewood Lane, north 83° 35' west 158.5 feet to the beginning, containing 4 acres, more or less.

Being the same property conveyed to William F. Burton, Jr. and John William Staley, by deed from Gilbert H. Douglas and wife, Billie D. Douglas, of record in Book 4122, page 783, Register's Office for Davidson County, Tennessee.

TRACT NO. II

A tract of land in the 12th, formerly the 17th, Civil District of said County and State, being the southwest corner of the 48-1/4 acre tract shown as bequested to Ira Orr on the Plan of record in Plat Book 2, page 8, of the Chancery Court at Nashville, and described according to a survey made by Wayne A. Cooper, February 23,

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,650,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of December 19 86

Notary Public

My commission expires: 3/8/89
(Affix Seal)

1967, as follows:

Beginning at a point in the easterly margin of Dickerson Road as proposed to be widened at the intersection of the same and a point in the northern boundary line of the property conveyed to Frank Lehman by deed of record in Book 2195, page 590, Register's Office for said County; thence with said Lehman's northern boundary line south 81° 20' east 1,708 feet; thence north 4° 27' east 527.5 feet; thence north 3° 36' east 200.8 feet; thence north 2° 01' east 297.7 feet to a point in the southern boundary line of the McDowell property; thence with the same south 85° 37' west 691 feet, and south 89° 30' west 282 feet to a point in the easterly right-of-way of Interstate I-65; thence with the same as follows: South 31° 30' west 566 feet, south 47° west 140 feet, and south 78° 30' west 380 feet to the easterly margin of Dickerson Road, as proposed to be widened; thence with the same south 8° 15' west 118 feet to the beginning, containing 25.507 acres, more or less.

Being the same property conveyed to William F. Burton, Jr. and John William Staley, by deed from John L. Moore and wife, Neil Robbins Moore, of record in Book 4122, page 787, Register's Office for Davidson County, Tennessee.

TRACT NO. III

A tract of land in the second civil district of Davidson County, Tennessee, lying west of Walton Lane and south of the Interstate 65 and Briley Parkway interchange and being more fully described as follows:

Beginning at a concrete monument on the west margin of Walton Lane, said monument being the northeast corner of a tract conveyed to the Metro Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4937, page 402, Register's Office, Davidson County, Tennessee, and being located 1,113.6 feet northerly from Maplewood Lane, thence,

1. N 82° 40' 25" W a distance of 491.00 feet with an old fence line, the north line of the Metro Government property, to an iron pin, the southeast corner of the William F. Burton, Jr. et al. property as described in the instrument of record in Book 4122, page 787, Register's Office, Davidson County, Tennessee, thence,
2. N 3° 19' 58" E a distance of 506.43 feet, with an old fence line, the east line of

(CONTINUED ON EXHIBIT A)

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town) .....

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee *heirs and assigns, forever.*

And we *do covenant with the said* Grantee *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 31st *day of* December, *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.*

William F. Burton Jr.
WILLIAM F. BURTON, JR.

John William Staley
JOHN WILLIAM STALEY

the Burton property, to a 10" oak; thence,

3. N 2° 28' 58" E a distance of 200.62 feet, continuing with Burton's east line, along an old fence and rock fence to a point; thence

4. N 0° 51' 27" E a distance of 295.71 feet, continuing with Burton's east line, to a fence post at the northeast corner of the Burton property; thence,

5. S 84° 02' 24" W a distance of 696.22 feet, with Burton's north line, a rock fence, to a point; thence,

6. N 82° 37' 04" W a distance of 280.57 feet, continuing with Burton's north line, to a stake in the rock fence at the northwest corner of the Burton property, said point being in the south line of the State of Tennessee property as described in the instrument of record in Book 4032, page 595, Register's Office, Davidson County, Tennessee, thence,

7. N 30° 43' 24" E a distance of 63.00 feet, with the south line of the State of Tennessee property, project I-65-3 (15)88 Tract 65, and with a controlled access fence, to a concrete monument; thence,

8. N 61° 29' 43" E a distance of 827.17 feet, with a controlled access fence along the south line of the State of Tennessee property, to a concrete monument; thence,

9. S 72° 58' 55" E a distance of 575.19 feet, with the south line of the State of Tennessee property to a concrete monument; thence,

10. N 50° 01' 27" E a distance of 333.68 feet, with the south line of the State of Tennessee property to a concrete monument at a corner in the west line of Gerald S. Tillett, et al., as described in the instrument of record in Book 4182, page 340, Register's Office, Davidson County, Tennessee; thence,

11. S 5° 05' 37" W a distance of 402.00 feet, with Tillett's west line and the west line of the property of Ben Dotson and wife, Frances Dotson, as described in the instrument of record in Book 1732, page 517, Register's Office, Davidson County, Tennessee, to an iron pin at the northeast corner of a one acre tract conveyed to Emma Lee Gardner as described in the instrument of record in Book 3255, page 396, Register's Office, Davidson County, Tennessee; thence,

12. S 84° 02' 24" W a distance of 199.84 feet, with an old fence on the north line of the Gardner property, to an iron pin; thence,

13. S 3° 36' 51" W a distance of 216.92 feet, with Gardner's west line, to an iron pin at Gardner's southwest corner; thence,

14. S 84° 02' 24" W a distnace of 18.00 feet, to an iron pin, the northwest corner of the Alyce Lee Thomas property as described in the instrument of record in Book 2960, page 601, Register's Office, Davidson County, Tennessee; thence,

15. S 3° 36' 51" W a distance of 515.11 feet, with Thomas' west line, to a concrete monument of Thomas's southwest corner; thence,

16. S 82° 08' 19" E a Distance of 220.16 feet, with Thomas' south line, to a spike in the center of a private drive; thence,

17. S 3° 36' 51" W a distance of 30.48 feet, with the center line of said private drive, to a spike on the westerly margin of Walton Lane; thence,

18. Southerly with a curve to the left having a radius of 435.3 feet and a central angle of 20.56 feet, a distance of 159.04 feet to an iron pin on the west margin of Walton Lane; thence,

19. S 7° 05' 00" W a distance of 159.27 feet with the west margin of Walton Lane to the point of beginning and containing 19.473 acres as per survey of Theodore E. Martin, Jr., R.L.S. #946, dated August 25, 1980.

Being the same property conveyed to William F. Burton, Jr. and John William Staley by deed from First American National Bank of record in book 5647, page 658, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

William F. Burton, Jr.

WILLIAM F. BURTON, JR.

John William Staley

JOHN WILLIAM STALEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* WILLIAM F. BURTON, JR. AND JOHN WILLIAM STALEY

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 31st *day of* December, *19*86.

Cindy Duff, *Notary Public.*

Commission Expires 3/8/89.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

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

RECEIVED OF _____

FOR _____

BOOK 7100 PAGE 687

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

1,650,000.00 cew,
4628.00 CST.TX
.50 PRFC
3.00 MDC
CHECK 4632.50
07/28/87/08/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81549

IDENTIFICATION REFERENCE

JAN 8 11 46 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 32323