THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

Send Tax Bills To:

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ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS .
KENNETH C. GESKE et ux C/o Draper Hardware + Supply Co. Gallatin Road Madison, TN 37115	None	MAP 042-16 PARCELS 107 & 226 11D-00695

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BEVERAGE HOUSTON DRAPER , hereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey his one-half (½) undivided interest unto the said KENNETH C. GESKE ET UX, KATHLEEN A. GESKE, hereinafter referred to as " GRANTEE(S) " their heirs and assigns, certain real estate in Davidson , County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the " Property ").

This is improved property known as 12 So. Gallatin Rd. Madison Tn.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and I covenant with the said Grantee(s), their heirs and assigns, that I am lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attahed hereto and incorporated herein.

Grantor(s) further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 30th day of December, 1986.

Beverage H. Draper
BEVERAGE HOUSTON DRAPER

Sarah Louise Draper
SARAH LOUISE DRAPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kenneth C. Deshe Beverage Houston Draper

AFFIANT Sarah Louise Draper

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

Jacqueline C. Davis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named BEVERAGE HOUSTON DRAPER ET UX, SARAH LOUISE DRAPER the Bargainor(s) with whom I am personally acquainted, and who acknowledged that They executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 30th day of December, 1986.

Jacqueline C. Davis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-18-87

" EXHIBIT A "

TRACT NO I:

Being the southerly part of the tract of land in the 11th Civil District of Davidson County, Tennessee, conveyed by Mrs. Alba Alice Draper to Walton Draper by deed of record in Book 2089, page 397, Register's Office for Davidson County, Tennessee, Said southern part of said tract is described as follows:

Beginning at the southeast corner of the tract of land conveyed by Mrs. Alba Alice Draper to Walton Draper, as aforesaid, thence in a westerly direction with the south boundary line of said tract, 300 feet to the southwest corner of said tract; thence north, parallel to the center of the Gallatin Road, and along the west boundary line of said tract, 40 feet to a point in said boundary line; thence easterly parallel to the south boundary line of said tract, 300 feet to the center line of the Gallatin Road; thence southerly with said center line of the Gallatin Road 40 feet to the point of beginning.

The tract herein conveyed fronting 40 feet on the westerly side of Gallatin Road has been a store house erected on the portion fronting on said Gallatin Road.

Appurtenant to the above described tract an easement is hereby granted for a driveway 12 feet wide, running from the rear of the tract herein conveyed along the west boundary line of the tract conveyed by Mrs. Alba Alice Draper to Walton Draper northerly approximately 160 feet across said tract to the Old Hickory Boulevard.

Being the same property conveyed to Walton Young Draper and Beverage Houston Draper by deed from Walton Draper and wife, Alba Alice Draper of record in Book 4771, page 816, Register's Office for Davidson County, Tennessee.

TRACT NO II:

Land in the 11th Civil District of Davidson County, Tennessee, described partly according to a survey made by Harvey Geo, Surveyor, April 22, 1959, as follows:

Beginning on the westerly margin of Gallatin Road at the northeast corner of the property conveyed to Walton Young Draper and Beverage Young Draper by deed from Walton Draper and wife, of record in Book 2247, page 472, Register's Office for said County; thence with said Draper's northern boundary line, north 86° 53' west 101.1 feet; thence north 11° 34' east 52.36 feet; thence eastwardly 100 feet, more or less to the westerly margin of Gallatin Road; thence with the same south 11° 34' west 37.5 feet to the beginning.

Being the same property conveyed to Walton Young Draper and Beverage Houston Draper by deed from Raymond L. Barrett, Clerk and Master for Nashville, Davidson County, Tennessee, of record in Book 4325, page 36, Register's Office for Davidson COunty, Tennessee.

Grantor does not convey his security interest and note receivable on his one-half (½) sale of Draper Hardware Inventory and Business to the Grantee; however, this Warranty Deed abates the lease of the Grantors one-half (½) interest to the Grantees or Draper Hardware and Home Supply, Inc.

W.Y. Draper, Jr. and Mary M. Warner own other one-half (½) interest in and to the hereinabove described property which is of record in Book 6581, page 402, Register's Office for Davidson County, Tennessee.

Sarah Louise Draper hereby joins in and Quitclaims her interest in said property as wife of Beverage Houston Draper.

" EXHIBIT B "

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This conveyance is subject to taxes for the year 1986 and any existing leases between the other owners.

85394

IDENTIFICATION REFERENCE

JAN 20 2 37 PM '87

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

1250.00- CAMT.
360.00 CSTAX
.50 PRFEE
12.00 TDE 2
CHECK 362.50-
10:03AM 1/20/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85394

IDENTIFICATION REFERENCE

JAN 20 2 37 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 36592