FILE BOX 9

BOOK 7158 PAGE 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF March 19 87

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

MORTGAGEE: None

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leader Enterprises, Inc. (NAME)	New Owner (NAME)	MAP 151
8121 Walnut Run Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 3
Cordova, TN 38018 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 2D 44550

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brunson/Gregg, a Tennessee General Partnership composed of William J. Gregg, Sr., and Robert B. Brunson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leader Enterprises, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, described according to a survey made by Lichliter/Jameson and Assoc., Inc., dated February 24, 1987, as follows:

BEGINNING at a spike (new) in the center of Smith Springs Road at the southwesterly corner of the property conveyed to the United States of America of record in Book 3891 at page 476, Register's Office for Davidson County, Tennessee; thence North 87° 15' 01" West 165.39 feet to a spike (new); thence North 1° 09' 03" East 1,146.80 feet to a monument (old); thence North 0° 05' 58" East 100.00 feet to a monument (old); thence North 1° 45' 53" East 1,259.41 feet to a monument (old); thence North 66° 12' 07" East 461.61 feet to a monument (old); thence South 85° 28' 21" East 68.74 feet to a pipe (old); thence South 0° 11' 37" West 210.00 feet to an iron pin (new), the same being the southwesterly corner of the property conveyed to Odell Waldon of record in Book 3877 at page 685, said Register's Office; thence South 84° 56' 27" East 210.00 feet to a pipe (old); thence South 0° 08' 16" East 2,459.71 feet to an iron pin (new), 34.85 feet, more or less, from the center of Smith Springs Road, the same being the northeasterly corner of the property conveyed to the United States of America by deed of record in Book 3891 at page 476, said Register's Office; thence along the northerly margin of said USA property North 87° 15' 01" West 602.85 feet to an iron pin (new); thence South 0° 08' 16" East 34.85 feet to the point of beginning, containing 43.2182 acres, more or less.

Being the same property conveyed to Brunson/Gregg, a Tennessee General Partnership composee of William J. Gregg, Sr., and Robert B. Brunson by deed from Cato A. Bass, Jr. and wife, Margaret Cox Bass of record in Book 7030 at page 770, Register's Office for said County.

This conveyance is made subject to property taxes for 1987 which have been prorated and for which Grantee will be responsible and easement of record in Book 3891 at page 476, said Register's Office.

This is (unimproved (X) improved ( )) property, known as 43.2182 acres, +, Smith Springs Rd., Nashville, TN (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand s this 2nd day of March, 19 87

BRUNSON/GREGG, a Tennessee General Partnership

BY: William J. Gregg, Sr., Partner

BY: Robert B. Brunson, Partner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named William J. Gregg, Sr. and Robert B. Brunson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the partners of Brunson/Gregg, a Tennessee General partnership, the within named bargainor, a partnership, and that they as such partners executed the foregoing instrument for the purposes therein contained by signing the name* of the partnership by themselves as partners. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of March 19 87

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Brunson/Gregg, a Tennessee General Partnership

TO

Leader Enterprises, Inc.

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFICATION REFERENCE

0 0 6 9 6

MAR 5 1 33 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
	CO.	1,135,000.00	3170.00 CSTAX .50 PRFEE 6.00 WRFEE CHECK 3134.50- 03LOA3/05/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066.6

IDENTIFICATION REFERENCE

MAR 5 1 33 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53425