FILE BOX 30

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

(Residential)

1 9 7 2 6

IDENTIFICATION REFERENCE

APR 23 2 35 PM '87

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 888,076.

Affiant

Subscribed and sworn to before me this 23rd day of April, 1987.

Notary Public

My commission expires: Jan 21, 1990.

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map and Parcel No.
Southern Development Corp. Suite 400 3500 Oak Lawn Dallas, Texas 75219	NEW OWNER	Map 176 Parcel 9 and 10 (Part of)
Mortgagor of Record:	Nationwide Lending Group, Inc. 1125 Troupe Street Post Office Box 5249 Augusta, Georgia 30904	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK C. BATSON AND DAVID H. PARKER d/b/a B & P DEVELOPMENTS,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SOUTHERN DEVELOPMENT CORP.** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and described in **Exhibit "A"** attached hereto and made a part hereof by reference.

This conveyance is made subject to taxes for the current year, which have been prorated between the parties and assumed by the Grantee herein, and taxes for subsequent years.

This conveyance is further subject to the matters set forth on **Exhibit "B"** attached hereto.

This is unimproved property known as: LaVergne - Couchville Pike, Nashville, Tennessee.

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, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this the 17th day of April, 1987.

FRANK C. BATSON AND DAVID H. PARKER d/b/a B & P DEVELOPMENTS

By: Frank C. Batson
Frank C. Batson

By: David H. Parker
David H. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **FRANK C. BATSON AND DAVID H. PARKER d/b/a B & P DEVELOPMENTS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 17th day of April, 1987.

NOTARY PUBLIC

My commission expires:

1/21/90

EXHIBIT A

TRACT DESCRIPTION

TRACT A RESIDENTIAL PORTION

Being a certain parcel of land located in the Second Civil District of Davidson County, Tennessee and being further described as follows:

Beginning at an existing iron pin situated in the westerly margin of Lavergne-Couchville Pike; said point being further described as being where the said westerly margin crosses the centerline of the T.V.A. Easement as of record in Book 437 Page 39 R.O.D.C., Tennessee;

Thence, leaving the margin of Lavergne-Couchville Pike along the centerline of said T.V.A. Easement in a westerly direction N 48° 27' 50" W a distance of 608.03 feet to a point in the easterly property line of the Salvatore Oliveri etux property as of record in Book 5901, Page 339 and Book 6245, Page 749 R.O.D.C., Tennessee;

Thence with the easterly property line of Oliveri and generally with a fence line, N 58° 17' 08" E 12.29 feet to an existing iron pin by a fence post;

Thence, N 24° 21' 42" E 790.33 feet to an existing iron pin by a fence post;

Thence, leaving the said fence line N 21° 52' 56" E 165.82 feet to an existing iron pin;

Thence, N 07° 12' 21" E 431.22 feet to an existing iron pin;

Thence, N 01° 14' 03" E 1,075.72 feet to an existing iron pin; said iron pin being situated in the southerly margin of Maxwell Road (50 foot right-of-way);

Thence, leaving the said Oliveri property and with the said margin of Maxwell Road S 86° 26' 27" E 268.69 feet to an existing iron pin;

Thence, with a curve to the left having a radius of 2000.00 feet, a distance of 222.49 feet to an existing iron pin;

Thence, N 87° 11' 08" E 80.39 feet to an existing "X" mark on a rock;

Thence, with a curve to the right having a radius of 25.00 feet,

a distance of 41.03 feet to an existing "X" mark on a rock situated in the westerly margin of Lavergne-Couchville Pike (50 foot right-of-way);

Thence, with the said margin of Lavergne-Couchville Pike, S 01° 12' 28" W 1,010.64 feet to an iron pin set;

Thence, with a curve to the right having a radius of 2,058.10 feet, a distance of 816.62 feet to an iron pin set;

Thence, S 23° 56' 30" W 1,033.80 feet to an iron pin; said iron pin being the point of beginning.

Containing 35.94 acres more or less.

Being a part of the same property conveyed to Robert F. Spann, Trustee recorded in Book 6345, Page 4, R.O.D.C., Tennessee; also being a part of parcel 9 of Property Map 176 for said county.

Included in the description is one-half (1/2) of a 100.00 foot wide easement granted to the Tennessee Valley Authority recorded in Book 437, Page 39, R.O.D.C., Tennessee and a portion of a 20. foot wide easement granted to Nashville Gas Company recorded in Book 5909, Page 915 R.O.D.C., Tennessee.

Being a portion of the same property conveyed to Frank C. Batson and David H. Parker d/b/a B & P Developments by deed from Robert F. Spann, Trustee, of record in Book 6914, page 505, Register's Office for Davidson County, Tennessee.

EXHIBIT "A" BOOK 7217 PAGE 436

TRACT DESCRIPTION

TRACT B RESIDENTIAL PORTION

Being a certain parcel of land located in the Second Civil District of Davidson County, Tennessee and being further described as follows:

Beginning at a P.K. nail set where the centerline of Lavergne-Couchville Pike crosses the centerline of a T.V.A. Easement as of record in Book 437, Page 24 R.O.D.C., Tennessee;

Thence, with the centerline of said Lavergne-Couchville Pike in a northerly direction N 23° 56' 30" E a distance of 913.01 feet to an existing iron pin said iron pin being the southwest corner of the Larry Cannon property as recorded in Book 6102, Page 817, R.O.D.C., Tennessee;

Thence, leaving the said centerline of Lavergne-Couchville Pike and with the southerly property line of the said Cannon property S 65° 17' 12" E 349.05 feet to an existing iron pin;

Thence, with Cannon's easterly property line N 23° 38' 30" E 125.00 feet to an existing iron pin; said iron pin being situated in the southerly property line of Cecil J. Steve property as recorded in Book 5504, Page 122 R.O.D.C., Tennessee;

Thence, leaving the said Cannon property, and with the said line of Steve and generally with a fence line S 65° 29' 02" E 737.50 feet to an existing iron pin in a fence line; said iron pin being situated in the westerly property line of the W. Donald Jenkins, Jr. proerty as of record in Book 6079, Page 365 and Book 6079, Page 370 R.O.D.C., Tennessese;

Thence, leaving the said property line of Steve and with said property line of Jenkins, and generally with a fence line S 09° 27' 51" W 944.57 feet to an existing iron pin;

Thence, S 23° 48' 04" W 309.28 feet to an existing iron pin by a fence post;

Thence, S 71° 24' 49" W 264.25 feet (passing the common property corner of the Jenkins property and the James R. McKinney property as recorded in Book 4952, Page 840 R.O.D.C., Tennessee at 207.73) to an iron pin; said iron pin being where the heretofore property line is crossed by the centerline of the T.V.A. Easement as of record in Book 437, Page 24 R.O.D.C., Tennessee;

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Thence, leaving said property line in a westerly direction along the centerline of the T.V.A. Easement N 46° 31' 05" W a distance of 529.75 feet to a point;

Thence, continuing along the centerline of said easement N 48° 27' 50" W a distance of 659.61 feet to the centerline of Lavergne-Couchville Pike, the point of beginning.

Being a part of the same property conveyed to J. D. Johnson recorded in Will Book 50, Page 153 R.O.D.C., Tennessee also being a part of parcel 10 of Property Map 176 for said county.

Included in this description is one-half (1/2) of a 100.00 foot wide easement granted to the Tennessee Valley Authority recorded in Book 437, Page 24 R.O.D.C., Tennessee; an easement granted to the Nashville Gas Company being 20.00 foot wide and being recordedin Book 5897, Page 224 R.O.D.C., Tennessee; and a portion of a 40.00 foot wide temporary construction easement with a 20.00 foot wide permanent sewer easement being recorded in Book 6954, Page 24 R.O.D.C., Tennessee.

Containing 33.82 acres more or less.

Being a portion of the same property conveyed to Robert F. Spann, Trustee, by deed from J. D. Johnson of record in Book 7089, page 910, Register's Office for Davidson County, Tennessee, and being a portion of the same property conveyed to Frank C. Batson and David H. Parker d/b/a B & P Developments, by deed from Robert F. Spann, Trustee, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

RP?

EXHIBIT "B"

This conveyance is subject to easements and restrictive covenants of record, portions of the property lying within the bounds of any right of way, lease to Murphy Oil Company of record in Book 6252, Page 270, Register's Office of Davidson County, right of way agreements of record, month to month lease with Carl Reyonlds, Jr., six month lease with J. D. Johnson, which expires July 1, 1987.

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

RECEIVED OF _____

FOR _____

BOOK 7217 PAGE 439

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
			80076.00- CAMT.	
			.2486.00 CSTAX	
			.50 PRFE.	
			21.00 WDFE	
			CHECK 2503.13-	
0083:04/20/87			DAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19726

IDENTIFI REFERENCE

Apr 28 2 36 PM '87

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN

No. 74796