THIS INSTRUMENT PREPARED BY:
Williams and Smith, Attorneys
P. O. Box 2868
Nashville, Tennessee 37219

BOOK 7220 PAGE 733

LIMITED WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL #:
James T. Johnson and wife, Patricia K. Johnson 2591 Murfreesboro Road Nashville, Tennessee	Same	Map 149 Parcel 52

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GEORGIA PROPERTIES, a Georgia general partnership originally composed of Jake E. Cantrell, Walter A. Hobbs, III, Russell L. Buice, Edwin (Jack) Holbrook, Ellis C. Gaylon, and Gerrard S. Ramsey, Jr. but presently composed of Walter A. Hobbs, III, Ellis C. Galyon (also known as Ellis C. Gaylon), Jake E. Cantrell, Russell E. Buice, and Robert L. McCann, has bargained and sold and by these presents does transfer and convey unto the said JAMES T. JOHNSON and wife, PATRICIA K. JOHNSON, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1: A tract of land in the Second Civil District of Davidson County, Tennessee, being part of Lot 3 in the partition of the lands of Willis L. Sumate, deceased, a Plan of which is of record in Will Book 10, Page 129, County Court Clerk's Office for Davidson County, Tennessee.

Starting at a point in the intersection of the westerly margin of Rural Hill Road and the southerly margin of Murfreesboro Road; thence northwesterly along the margin of Murfreesboro Road, 300 feet to a post; thence extending back between parallel lines in a southerly direction 250 feet on both the easterly and westerly lines to posts in the rear and the measured distance between said two posts being 300 feet.

Tract 2: Land in the Second Civil District of Davidson County, Tennessee, described according to a survey by E. L. Miller, Jr. & Company, October 19, 1965, as follows:

BEGINNING at the southwest intersection of Rural Hill Road and Murfreesboro Road at the southeast corner of the property conveyed to J. E. Moss by Deed from Ida Mae Grey, of record in Book 3404, page 439, Register's Office for said county; thence with the said Moss southern property line, south 79 degrees 05 minutes west 251.6 feet to an iron pin; thence south 53 degrees 00 minutes east 236.1 feet to the westerly margin of Rural Hill Road; thence with the same, north 20 degrees 00 minutes east 120 feet to a state highway concrete monument and continuing with the same, north 13 degrees 29 minutes east 80 feet to the beginning, containing 0.5 acres, more or less.

Being the same property conveyed to Jake E. Cantrell, Walter A. Hobbs, III, Russell L. Buice, Edwin (Jack) Holbrook, Ellis C. Gaylon (also known as Ellis C. Galyon), and Gerrard S. Ramsey, Jr., a partnership d/b/a Georgia Properties, by Deed of record in Book 5915, page 653, Register's Office of Davidson County, Tennessee. The interest of Jake E. Cantrell (also known as Jacob B. Cantrell) was divested from him and ultimately vested in

Walter A. Hobbs, III, by Quitclaim Deed of record in Book 7004, page 383, and Book 7004, page 388, of said Register's Office. The interest of Gerrard S. Ramsey, Jr. was divested from him and ultimately vested in the remaining partners by instruments of record in Book 6297, page 676 and Book 7004, page 393, of said Register's Office. An Order On Objection To Allowance Of Claim of record in Book 7004, page 393, of said Register's Office was the last recorded instrument relating to this property.

This is improved real property known as 2591 Murfreesboro Road, Nashville, Tennessee.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JAMES T. JOHNSON and wife, PATRICIA K. JOHNSON, their heirs and assigns forever.

We do covenant with the said JAMES T. JOHNSON and wife, PATRICIA K. JOHNSON, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Davidson County property taxes commencing March, 1985 to date which are assumed by the Grantees.

2. Any encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

3. Rights of parties in possession.

4. A Storm Water Detention Agreement dated November 7, 1980 by and between James E. Bryan and the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5861, page 490, said Register's Office.

5. A Deed of Trust from Jake E. Cantrell, et al, to Richard D. Taylor, Trustee, of record in Book 5915, page 656, securing a loan to the Small Business Administration in the original principal amount of $400,000.00, the balance of which is assumed by the Grantees.

6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records arising by, through or under the Grantees or Kids Inn Day Care Services, Inc.

And we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said JAMES T. JOHNSON and wife, PATRICIA K. JOHNSON, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, except as hereinabove stated.

Witness our hand this 29 day of June, 1987.

GEORGIA PROPERTIES,
a Georgia general partnership

By: _____
Walter A. Hobbs, III
Managing Partner **

**See page 3 for authority of Managing Partner.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public in and for the County and State aforesaid, personally appeared Walter A. Hobbs, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Partner of Georgia Properties, a Georgia general partnership, and that he, as such Managing Partner of Georgia Properties, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Managing Partner of Georgia Properties, a Georgia general partnership.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of April, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 7/18/87

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $412,075.00.

_____
PATRICIA K. JOHNSON

Subscribed and sworn to before me this 22 day of April, 1987.

_____
NOTARY PUBLIC

My Commission Expires: 7/18/87

NOTARY PUBLIC AT LARGE

**The authority of the Managing Partner to execute all deeds on behalf of the partnership/grantor is contained in the Partnership Agreement recorded in Book 7219, page 666, Register's Office for Davidson County, Tennessee.

20737

IDENTIFICATION REFERENCE

APR 30 2 43 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

R.U.S.

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

RECEIVED OF _____

FOR _____

BOOK 7220 PAGE 736

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

412075.00- CAMT.
1163.80 CSTAX
.50 PRFEE
9.00 WDCFD
CHECK 1163.30-
4275A04/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20737

IDENTIFICATION REFERENCE

APR 30 2 43 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75966