THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

THE J.B. THOMAS COMPANY, INC.,
A TENNESSEE CORPORATION
432 SIXTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37203

MORTGAGEE(S):

THE ESTATE OF JIM BEN THOMAS,
DECEASED

SEND TAX BILLS TO:

THE J.B. THOMAS COMPANY, INC.,
A TENNESSEE CORPORATION
432 SIXTH AVENUE SOUTH
NASHVILLE, TENNESSEE 37203
MAP AND PARCEL NOS.:

MAP 71-9
PARCEL 172

2567.5

IDENTIFICATION REFERENCE

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $ 20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Samuel A. Bowman
AFFIANT

Subscribed and sworn to before me this the 14th day of May, 1987

Barbara Pentecost
NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires Sept. 9, 1989

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, OF STEVEN SCHUYLER BOWMAN and ELIZABETH BOWMAN CO-CONSERVATORS FOR THE ESTATE OF LUCILLE DODD THOMAS hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said THE J.B. THOMAS COMPANY, INC., A TENNESSEE CORPORATION hereinafter referred to as "GRANTEE(S)" its successors 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 appurenant thereto (the "Property").

This is improved property known as 6261 Hillsboro Rd., Nashville, Tennessee 37215.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) its successors and assigns forever, and we covenant with the Grantee(s), its successors and assigns, that we are 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 attached hereto and incorporated herein.

Grantors(s) further covenant and bind its successors and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) caused this Warranty Deed to be executed as of the 14 day of May, 1987.

Steven Schuyler Bowman
STEVEN SCHUYLER BOWMAN, CO-CONSERVATOR FOR THE ESTATE OF LUCILLE DODD THOMAS

Elizabeth Bowman
ELIZABETH BOWMAN, CO-CONSERVATOR FOR THE ESTATE OF LUCILLE DODD THOMAS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 14TH day of MAY, 1987 before me personally appeared STEVEN SCHUYLER BOWMAN CO-CONSERVATOR FOR THE ESTATE OF JIM BEN THOMAS, DECEASED, to me known to be the person who executed the foregoing instrument on behalf of the Estate , acknowledged that he executed the same as the free act and deed of said JIM BEN THOMAS, DECEASED.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this the 14th day of May, 1987.

Barbara Whitehead
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires Sept. 9, 1989

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 14TH day of MAY, 1987 before me personally appeared ELIZABETH BOWMAN CO-CONSERVATOR FOR THE ESTATE OF JIM EEN THOMAS, DECEASED, to me known to be the person who executed the foregoning instrument on behalf of the Estate, acknowledged that she executed the same as the free act and deed of said JIM BEN THOMAS, DECEASED.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this the 14th day of May, 1987.

Barbara Bostick

NOTARY PUELIC

MY COMMISSION EXPIRES: My Commission Expires Sept. 9, 1989

" EXHIBIT A "

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by E.R. Southgate, Surveyor, January 22, and 23, 1947, as follows:

TRACT NO. 1:

Beginning in the center of Hillsboro Road, at the southeast corner of the property conveyed to Bessie L. Johnson by deed from John G. Frank and wife, of record in Book 1416, page 287, Register's Office for said County; thence with the center of Hillsboro Road, South 38½° west 295 feet; thence north 51½° west 1370 feet to the center of a ditch; thence with the center of said ditch, north 22½° west 250 feet; thence north 17° west 135 feet to Johnson's southwest corner; thence with Johnson's southerly line, south 54½° east 1584 feet to the beginning, containing 8 acres, more or less.

Being the same property conveyed to J.B. Thomas by deed from Milton R. Bracey and wife, Jane P. Bracey, of record in Book 1755, page 395, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Beginning at a point in the center of Hillsboro Road, the southeast corner of an 8 acre tract of land conveyed to Milton R. Bracey and wife, by deed from L.G. Thomson and wife, of record in Book 1755, page 171, Register's Office for said County; thence with the center of said Hillsboro Road, south 38½° west 399 feet to an iron pin, said point being the northeast corner of the property conveyed to Wallace by deed of record in Book 1085, page 371, said Register's Office; thence with Wallace's line north 67¼° west 776 feet to a point in the center of Otter Creek; thence with the center of said Otter Creek, south 72½° west 111 feet to a point; thence north 1¼° east 605 feet to a point; thence north 3 3/4° west 300 feet to the southwest corner of said Bracey's property; thence with the southern boundary line of said Bracey's property south 51° 30' east 1370 feet to the beginning, containing 14 acres, more or less.

Being the same property conveyed to J.B. Thomas, by deed from William Al Beasley, Jr., and wife, Bedelia C. Beasley of record in Book 1758, page 281, Register's Office for Davidson County, Tennessee.

INCLUDED in the foregoing description, but EXPRESSLY EXCLUDED from this conveyance is the following tract of land according to a survey made by Clyde D. Anderson, Surveyor, September 22, 1953, as follows:

Beginning at a point on the westerly margin of Hillsboro Road at the intersection of the westerly margin of said Road and the southern boundary line of the property conveyed to Bessie L. Johnson by deed from John G. Frank and wife, of record in Book 1416, page 287, Register's Office for said County; thence with the southern boundary line of said Johnson property, north 54° 44' west 343.95 feet to the center of Wet Weather Branch; thence with the center of said Branch, south 58° 24' west 214.51 feet to a stake, south 26° 58' west 144.15 feet to a stake and south 50° 58' west 243.2 feet to a stake on the northerly margin of a private road; thence with the northerly margin of said private road, south 8° 07' east 222 feet to a stake on the northerly margin of a 50 foot strip of land left for future road development; thence with said margin, south 67° 15' east 353.6 feet to a point on the westerly margin of said Hillsboro Road, said point being 50 feet northerly from the northern boundary line of the property conveyed to Frances H. Wallace by deed from A.B. Scruggs, Trustee, of record in Book 1085, page 371, said Register's Office; thence with said Road, north 33° 10' east 660 feet, more or less, to the beginning, containing 6.9 acres, more or less.

Being the same property conveyed to J.B. Thomas et ux, Lucille Dodd Thomas by deed from J.B. Thomas Company, Inc., a Tennessee Corporation, of record in Book 5400, page 779, said Register's Office, the said J.B. Thomas being now deceased and Steve S. Bowman and John H. Pearl being the duly qualified Co-Executors of the Decedants Estate and the said Lucille Dodd Thomas being now a ward of Probate Court for Davidson County, Tennessee, Steven Schuyler Bowman and Elizabeth Bowman being the duly qualified Co-Conservators of said Wards Estate.

" EXHIBIT B "

This conveyacne is subject to the following:

1. Real Property Taxes.

2. Any unrecorded easements for roadways and utilities, if any.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7236 PAGE 772

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
			20000.00- CAMT.	
			56.00 CSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK	74.50-
7280A05/14/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2597.5.

IDENTIFI REFERENCE

MAY 14 1987

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 81824