This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
PRIEST LAKE INVESTMENTS
104 City Square
Hendersonville, TN 37075

SEND TAX BILLS:
New Owner

MORTGAGEE:
Third National Bank in Nashville
444 James Robertson Parkway
Nashville, Tennessee 37244

MAP AND PARCEL:
Map 149
Parcel 174
02D-02310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, J and W PROPERTIES, a partnership, composed of Preston Wright and A. J. Johnson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PRIEST LAKE INVESTMENTS, a Tennessee General Partnership whose sole general partners are C. Greg Smith, Jr. and Doyle R. Monday, 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:

A tract or parcel of land situated and lying in the 2nd Civil District of Davidson County, Tennessee, the same being Lot No. 1 on the Plan of the Turner/Christian Education, Inc. Property, a Plat of which is filed for record in Plat Book 6900, page 53, Register's Office for Davidson County, Tennessee, and being more particularly described in two tracts, which two tracts together comprise all of the said Lot No. 1, as follows:

Tract 1: Land lying in the 2nd Civil District, Davidson County, Tennessee, and described according to a survey by McConnell Engineering as follows:

Beginning at an old spike in the centerline of an undedicated, abandoned avenue, being on the southwesterly right-of-way (100 feet) of Murfreesboro Road approximately 2070 feet southeast of the intersection of said right-of-way with the radius return of Bell Road, said rod also being approximately 70 feet southeast of the intersection of Murfreesboro Road and Forest View Drive; thence leaving said right-of-way and with the centerline of said avenue, S 39 deg 06 min 28 sec W 761.71 feet to an old iron rod approximating the original corner of Lots 2, 3 and 4 of the Johnson Lands as recorded in Book 172, page 466, R. O. D. C., Tennessee; thence, leaving said avenue and along a northeasterly line of the Christian Education, Inc., property (originally a portion of Lot 2 of said Johnson Lands), N 87 deg 25 min 29 sec W 177.50 feet to a new iron rod being the southwest corner of the Winslow H. Vaughn, etux property as recorded in Book 3404, page 467, R. O. D. C., Tennessee; thence, along Vaughn's southerly line (evidenced by an old fence) N 24 deg 13 min 00 sec E 637.09 feet to a new iron rod (passing the southwest corner of another parcel owned by said Vaughn recorded in Book 2291, page 417, R. O. D. C., Tennessee); thence, leaving Vaughn's line, S 50 deg 53 min 32 sec E 276.35 feet; thence, N 39 deg 06 min 28 sec E 254.19 feet to the aforementioned right-of-way of Murfreesboro

Road; thence coincident with said right-of-way, S 46 deg 06 min 22 sec E 30.10 feet to the point of beginning, and containing 3.17 acres, more or less.

Being the same property conveyed to J and W Properties, a partnership, composed of Preston Wright and A. J. Johnson, by deed dated February 14, 1986, from Charles H. Turner and wife, Virginia W. Turner, and Christian Education, Inc., as of record in Book 6784, page 92, Register's Office for Davidson County, Tennessee, and re-recorded in Book 7276, page 191, said Register's Office, also being a part of the same property conveyed to J and W Properties, a partnership, by quitclaim deed from Charles H. Turner and wife, Virginia W. Turner, and Christian Education, Inc., filed of record in Book 7276, page 194, Register's Office for Davidson County, Tennessee.

Tract 2: Land lying in the 2nd Civil District, Davidson County, Tennessee, and described according to a survey by McConnell Engineering being a part of Lot No. 1 on the plan of Turner/Christian Education, Inc. of record in Book 6900, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly (100 feet) right of way of Murfreesboro Road; said point being N 46 deg 06 min 22 sec W 30.10 feet from a spike in the centerline of an undedicated, abandoned avenue, said spike being the north easterly most corner of Lot 1 as shown on the subdivision of Turner/Christian Education, Inc. as of record in Book 6900, page 53, R. O. D. C., Tennessee; thence leaving said right of way S 39 deg 06 min 28 sec W 254.19 feet; thence, N 50 deg 53 min 32 sec W 19.83 feet; thence N 39 deg 06 min 28 sec E 255.85 feet to the aforementioned right of way of Murfreesboro Road; thence, coincident with said right of way, S 46 deg 06 min 22 sec E 19.90 feet to the point of beginning, and containing 0.12 acres, more or less.

Being the same property conveyed to J and W Properties, a partnership, composed of Preston Wright and A. J. Johnson, by deed dated October 31, 1986, from Charles H. Turner and wife, Virginia W. Turner, and Christian Education, Inc., as of record in Book 7074, page 981 Register's Office for Davidson County, Tennessee, and also being a part of the same property conveyed to J and W Properties, a partnership, by quitclaim deed from Charles H. Turner and wife, Virginia W. Turner, and Christian Education, Inc., filed of record in Book 7276, page 194, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 1, Turner/Christian Education, Inc., 3.29 acres, more or less, Plat Book 6900, page 53, Murfreesboro Pike, Nashville, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and is further made subject to those facts, conditions and limitations set forth on the plan of record in Plat Book 6900, page 53, said Register's Office, including an Owner's Certificate, the information shown on the survey by McConnell Surveying Company, restrictions on setback lines, excavating and filling; and subject to a 5' X 30' utility anchor easement at the northeasterly corner of the said lot; and subject to an easement for a future 60 foot right of way along the northeasterly portion of the lot; and subject to minimum building setback lines to be determined by Metropolitan Zoning Regulations; and subject to rights of others in and to an

abandoned avenue or lane located along the southeasterly boundary line of the subject property. Said property is not an approved building site except for facility without water and sewer until sewer service is available. Said property is also conveyed subject to a right-of-way easement dated May 14, 1982, in favor of Nashville Gas Company, a Tennessee Corporation, its successors and assigns, of record in Book 5897, page 194, Register's Office for Davidson County, Tennessee, and an Easement Deed for Ingress and Egress of record in Book 6784, page 96, said Register's Office.

Grantors agree not to build, develop, manage or invest in any self-storage or mini warehouse development within a four mile radius of the property described herein within the next three years unless this is done with Grantees.

Real property taxes for 1987 have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PRIEST LAKE INVESTMENTS, a Tennessee General Partnership whose sole general partners are C. Greg Smith, Jr. and Doyle R. Monday, their heirs and assigns, forever; and we, J and W PROPERTIES, a partnership, composed of Preston Wright and A. J. Johnson, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of June, 1987.

J and W PROPERTIES, By:

Preston Wright, Partner

A. J. Johnson, Partner

3917.2

IDENTIFICATION REFERENCE

JUN 23 [illegible]

RUSH

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Preston Wright and A. J. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the partners of J and W Properties, 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 seal at Nashville, Tennessee, this the 10th day of June, 1987.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of June, 1987.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 4-2-89

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

RECEIVED OF _____

FOR _____

BOOK 7276 PAGE 200

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
			200000.00- CAMT.	
			560.00 CSTAX	
			.50 PRCC	
			12.00 WDEED	
			CHECK	572.50-
			2434A06/23/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 9 1 7 2

IDENTIFICATION REFERENCE

JUN 23 3 01 PM '87

DAVIDSON COUNTY, TENN.

No. 96662