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 291
02D-75719

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand and NO/100 ($220,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, CHARLES H. TURNER and CHRISTIAN EDUCATION, INC., 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 Number 2 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, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Charles H. Turner by deeds of record in Book 3611, page 491, and in Book 3814, page 994, and in Book 4536, page 485, Register's Office for Davidson County, Tennessee, and also being a part of the same property conveyed to Christian Education, Inc. as to a one-fifth undivided interest, by deed from Charles H. Turner, of record in Book 5615, page 856, Register's Office for Davidson County, Tennessee. Virginia W. Turner, wife of the said Charles H. Turner, joins in this conveyance to transfer to Grantees all rights she may have in the subject property.

This is unimproved property known as Lot No. 2, Turner/Christian Education, Inc., 1.77 acres, more or less, Plat Book 6900, page 53, Murfreesboro Pike, Nashville, Tennessee.

Also conveyed and transferred to Grantees herein is that certain easement for ingress and egress described as follows:

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; containing 0.12 acres, more or less.

Being the same property (easement deed for ingress and egress) conveyed to Charles H. Turner and Christian Education, Inc. by deed dated December 16, 1986, from J and W Properties, a partnership composed of Preston Wright and A. J. Johnson, of record in Book 7074, page 985, Register's Office for Davidson County, Tennessee. Virginia W. Turner, wife of the said Charles H. Turner, joins in this conveyance to transfer to Grantees all rights she may have in the subject property.

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, restrictions on setback lines, excavating and filling, an easement for a future 60 foot right of way along the southerly lot line, a 5 foot by 30 foot utility anchor at the center of the northeasterly line and at the northwesterly corner of said lot, and a restriction that the property is not an approved building site except for facility without water and sewer service until sewer service is available. Minimum building setback lines to be determined by Metropolitan Zoning Regulations. 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. 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, CHARLES H. TURNER and CHRISTIAN EDUCATION, INC. 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 7th day of June, 1987.

Charles H. Turner
CHARLES H. TURNER

Virginia W. Turner
VIRGINIA W. TURNER

Steve Flatt
CHRISTIAN EDUCATION, INC.
By: Steve Flatt, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CHARLES H. TURNER and VIRGINIA W. TURNER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee, on this the 8th day of June, 1987.

Mrs. Shirley C. Ford
NOTARY PUBLIC

My Commission Expires: 3/8/89

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Steve Flatt, 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 president (or other officer authorized to execute the instrument) of the Christian Education, Inc., the within named bargainor, a corporation, and that he as such president, executed the within Warranty Deed for the purposes therein contained, by signing the name of the corporation by himself as such president. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of June, 1987.

Mrs. Shirley C. Ford
NOTARY PUBLIC

My Commission Expires: 3/8/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

AFFIANT

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

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

RUSH

391173

IDENTIFICATION

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

RECEIVED OF _____

FOR _____

BOOK 7276 PAGE 204

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
			[illegible].00- CASH	
			616.50 [illegible]	
			.50 [illegible]	
			9.00 [illegible]	
			CHECK [illegible].00-	
			2435A06/23/87 REL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

391173

IDENTIFICATION REFERENCE

JUN 23 3 02 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 96663