WARRANTY DEED

Box 40

FROM: MARSHALL H. WINKLER, EXECUTOR OF THE ESTATE OF HERBERT EARNEST WINKLER

BOOK 7288 PAGE 942

TO: CHARLOTTE/WILCLAY PARTNERSHIP

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte/Wilclay Partnership	SAME	102-4 101
(NAME)	(NAME)	
4117 Hillsboro Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $235,000.

Marshall H. Winkler Ex
Affiant

Subscribed and sworn to before me this the 2nd day of July, 1987.

My commission expires: 3-11-91 (Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by CHARLOTTE/WILCLAY PARTNERSHIP, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, MARSHALL H. WINKLER, EXECUTOR OF THE ESTATE OF HERBERT EARNEST WINKLER, acting pursuant to the provisions of the Last Will and Testament of Herbert Earnest Winkler of record in Will Book 144, Page 107, Probate Court for Davidson County, Tennessee, ("Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, CHARLOTTE/WILCLAY PARTNERSHIP, its successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being a lot designated as "Reserved" on the Plan of Resubdivision Lot 1, Resubdivision of H. E. Winkler Property, of record in Book 4470, Page 126, Register's Office for Davidson County, Tennessee, and being more particularly described according to Survey of Joseph E. Ahler ans Associates, dated July 31, 1986, as follows:

Beginning at a concrete monument at the westerly terminus of the northerly return of the intersection of Charlotte Pike (70 foot right-of-way) and Wilclay Drive (50 foot right-of-way) on the margin of Charlotte Pike, thence

(1) Leaving said margin of Charlotte Pike, and with the line of Consolidated Development, Inc. as evidenced in Book 2690, Page 195, Register's Office for Davidson County, Tennessee, North 43 degrees 47' 33" West a distance of 234.55 feet to an iron pin, thence

(2) With the line of Charlotte Park Subdivision Section 22 as evidenced in Book 3700, Page 68, Register's Office for Davidson County, Tennessee, North 40 degrees 49' 08" East a distance of 481.20 feet to an iron pin, thence

(3) Leaving said line of Charlotte Park Subdivision Section 22, and with the line of Consolidated Development, Inc. as evidenced in Book 2591, Page 274, Register's Office for Davidson County, Tennessee, South 62 degrees 15' 54" East a distance of 90.40 feet to an iron pin in the westerly line of Shamrock Enterprises, Inc., as evidenced in Book 4501, Page 983, Register's Office for Davidson County, Tennessee, thence

(4) With said westerly line of Shamrock Engineering South 42 degrees 16' 01" West a distance of 112.60 feet to an iron pin, thence

(5) With the southerly line of Shamrock Enterprises South 53 degrees 20' 12" East a distance of 150.00 feet to an iron pin in the westerly margin of Charlotte Pike, thence

(6) With said margin of Charlotte Pike, South 40 degrees 59' 41" West a distance of 422.00 feet to the point of beginning and containing 2.373 acres.

Being part of the same property conveyed to H. E. Winkler and wife, Roberta Pearl Winkler, by deed from John W. Napier, of record in Book 1055, Page 285, Register's Office for Davidson County, Tennessee; the said Roberta Pearl Winkler having since died; and also being part of the same property conveyed to H. E. Winkler and wife, Eula B. Winkler, by deed from J. S. Massey and wife, Julia Massey, of record in Book 4327, Page 211, Register's Office for Davidson County, Tennessee; the said Eula B. Winkler having since died. The said H. E. Winkler died testate on June 6, 1983, and pursuant to the provisions of his Last Will and Testament of record in Will Book 144, Page 107, Probate Court for Davidson County, Tennessee, and pursuant to Order entered the 26th day of June, 1987, Case No. 73487, Probate Court of Davidson County, Tennessee, his Executor, Marshall H. Winkler, is directed to sell the subject property.

SUBJECT TO:

1. 1987 taxes, a lien, but not yet due and payable, assumed by Grantee.

2. Plan of record in Book 4470, Page 126, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said CHARLOTTE/WILCLAY PARTNERSHIP, its successors and assigns, forever.

And Grantor does covenant with the said Grantee, that he is authorized and directed to convey said property pursuant to the provisions of the Last Will and Testament of H. E. Winkler and the Probate Court Order, and that the same is unencumbered, except as set forth herein.

And Grantor, in his capacity of Executor only, does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said real estate to the said CHARLOTTE/WILCLAY PARTNERSHIP, its successors and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 2nd day of July, 1987.

Marshall H. Winkler Ex

MARSHALL H. WINKLER, EXECUTOR OF THE ESTATE
OF HERBERT EARNEST WINKLER

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Marshall H. Winkler, Executor of THE ESTATE OF HERBERT EARNEST WINKLER, (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument pursuant to the provisions of the Last Will and Testament of Herbert Earnest Winkler of record in Will Book 144, Page 107, Probate Court for Davidson County, Tennessee, and Probate Court Order entered the 26th day of June, 1987, Case No. 73487.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of July, 1987.

Loretta J. Wright
NOTARY PUBLIC

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

MY COMMISSION EXPIRES: 3-11-91

4312 4.

IDENTIFICATION REFERENCE

JUL 6 4 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7288 PAGE 945

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
			235000.00- CAMT.	
			650.00 CSTAX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	667.50-
6873A07/06/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4312.24

IDENTIFI REFERENCE

JUL 6 4 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101109