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WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
Uprite Construction Company, Inc. 1538 CAMPBELL RD. GOODLETTSVILLE, TN. 37072	SAME.	MAP 32 11-G

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $17,000.00.

John A. Hess - President
Affiant

Subscribed and sworn to before me this 13TH day of August 1987.

K. Catherine Patterson
Notary Public

My Commission Expires:
November 1, 1987

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE DEVELOPERS, A JOINT VENTURE, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto UPRITE CONSTRUCTION COMPANY, INC., a Tennessee corporation, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Quail Ridge, Section Two, of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the westerly margin of Brick Church Pike, said point being a common corner with Lot No. 168 on said Plan; thence running along the common boundary with said Lot No. 168, North 52 degrees 52' 15" West, 155.02 feet to a point, said point being a common corner with Lot No. 168 and 166; thence running along a common boundary with Lot No. 166, North 39 degrees, 23' 16" East, a distance of 135.31 feet to a point on the southerly margin of Quail Ridge Drive; thence running along the southerly margin of Quail Ridge Drive South 50 degrees 36' 45" East, a distance of 125.77 feet to a point; thence continuing through said point and around a curve to the right with a radius

of 25 feet, a distance of 38.29 feet to a point, said point being on the westerly right of way of Brick Church Pike; thence running along said right-of-way South 37 degrees 7' 45" West, a distance of 105.27 feet to a point, said point being the point of beginning, containing .460 acres, more or less.

The Grantor retains an easement for the purpose of maintaining, constructing and/or erecting a sign, fence, wall or other structure to designate the entrance to the Quail Ridge Subdivision and/or the name of the subdivision and further to allow it to maintain lighting, landscaping and such other fixtures or plant material as it deems advisable to create an attractive entrance to the Quail Ridge Subdivision. Nothing contained in this deed shall in any way obligate The Developers to erect, construct, build or maintain any fence, sign, wall or other structure. The easement area is more particularly described as follows:

Beginning at a point on the westerly side of Brick Church Pike which is 105.27 feet North 37 degrees 7' 45" East of the southerly most corner of Lot 167 on the Plan of Section Two of Quail Ridge, which is of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee; thence proceeding around a curve which forms the southwest corner of the intersection of Quail Ridge Drive and Brick Church Pike, said curve having a radius of 25 feet, a distance of 38.29 feet to a point; thence with the southerly margin of Quail Ridge Drive, North 50 degrees 36' 45" West, 10 feet to a point; thence South 39 degrees 23' 15" West 6 feet to a point; thence South 50 degrees 36' 45" East, a distance of 10 feet to a point; thence around a curve running parallel to the curve forming the southwest corner of the intersection of Quail Ridge Drive and Brick Church Pike, a distance of 28.64 feet to a point; thence South 50 degrees 36' 45" East, a distance of 6 feet to the point of beginning.

The Grantor shall have and hold the easement in title forever, it being agreed that the right and easement being retained is appurtenant to and runs with the land.

Being part of the same property conveyed to The Developers, a Joint Venture, by instrument of record in Book 6628, page 853, Register's Office for Davidson County, Tennessee.

Subject to restrictions as appear in instrument of record in Book 6969, page 70, Register's Office for Davidson County, Tennessee.

Subject to all easements, setback lines and other restrictions as shown on the plat of Quail Ridge, Section Two, of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as Lot 167, Section Two, Quail Ridge Subdivision, Nashville, Tn.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever, and it does covenant with the said Grantee that it is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1987, which the Grantee herein assumes and agrees to pay.

And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of August, 1987.

THE DEVELOPERS, A JOINT VENTURE

By: Robert L. Eatherly
Robert L. Eatherly
A Joint Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, [illegible], of the State and County aforesaid, personally appeared ROBERT L. EATHERLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a joint venturer of THE DEVELOPERS, the within named bargainor, a joint venture, and that he as such joint venturer, executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as a joint venturer.

Witness my hand and seal, this 13th day of August, 1987.

[illegible]
Notary Public

Commission Expires:

3-8-89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5 6 1 8 9

IDENTIFICATION REFERENCE

AUG 14 4 22 PM '87

PEGGY Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6 1 8 9

IDENTIFI REFERENCE

AUG 14 4 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05902