BOOK 7327 PAGE 549

MDSWP99 8/16/87 jj

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:	Map-Parcel Number(s):
TennSouth Properties, Ltd. 3401 West End Avenue Suite 302 Nashville, Tennessee 37203	Same	Map 86 Parcels 87, 88 and 89

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, John W. Hayes and wife, Mary A. Hayes, ("Grantors") have bargained and sold, and by these presents do transfer and convey unto TennSouth Properties, Ltd., a Tennessee limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to the matters identified on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 17th day of August 1987.

John W. Hayes

Mary A. Hayes

5661 5.

IDENTIFICATION REFERENCE
Aug 17 [illegible] 87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, John W. Hayes and Mary A. Hayes, the within named 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 instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of August, 1987.

Notary Public

My Commission Expires:

3-11-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $32,000.00.

Affiant

Sworn to and subscribed before me this 17th day of August, 1987.

Notary Public

My Commission Expires:

3-11-91

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the northwest corner of the intersection of Andrew Jackson Parkway and Old Hickory Boulevard, said point being a concrete highway monument; thence , south 67 deg. 40' 09" west, 15.94 feet to an iron pin set; thence, with the northerly right-of-way line, 256.02 feet along the arc of a curve to the left, said curve having a radius of 1,999.86 feet, a central angle of 07 deg. 20' 06", and a chord bearing and distance north 57 deg. 39' 26" west 255.85 feet to an iron pin set; thence north 61 deg. 19' 29" west, 150.66 feet to an iron pin set; thence , leaving said right-of-way line, north 31 deg. 42' 04" east 192.15 feet to an iron pin set; thence, running with the southerly lines of Sullivan Commercial Center, Plat Book 5200, page 100, R.O.D.C.T., south 31 deg. 36' 15" east, 31.94 feet to a point; thence, south 64 deg. 16' 04" east, 124.80 feet to a point; thence, south 84 deg. 08' 04" east 92.00 feet to a point in the westerly right-of-way line of Andrew Jackson Parkway; thence, running with said right-of-way line, 66.73 feet along the arc of a curve to the left, said curve having a radius of 2,534.03 feet, a central angle of 01 deg. 30' 32" and a chord bearing and distance of south 21 deg. 56' 31" east,66.73 feet to an iron pin set; thence, south 16 deg. 15' 14" east 80.03 feet to an iron pin set; thence, 139.32 feet along the arc of a curve to the right, said curve having a radius of 230.00 feet, a central angle of 34 deg. 42' 24", and a chord bearing and distance of south 02 deg. 28' 08" west, 137.20 feet to the point of beginning and containing 1.60 acres, more or less.

Being part of the property conveyed to John W. Hayes Sr. and wife Mary A. Hayes by deed from Henry L. Hayes of record in Book 4990, page 458, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Metro taxes for 1987, a lien but not yet due and payable.

2. The survey by Kevin Tucker and Associates, P.C., dated April 14, 1986, project No. 86199 shows an unrecorded 20 foot sewer easement near the westerly property line running north to south.

3. The survey by Kevin Tucker and Associates, P.C., dated April 14, 1986, project No. 86199 shows a portion of the property within the 500 year flood plain.

4. The survey by Kevin Tucker and Associates, P.C., dated April 14, 1986, project No. 86199 shows a possible manhole.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7327 PAGE 553

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

5661.5

IDENTIFY REFERENCE

AUG 17 4 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06422