File Box 44

This Instrument Was Prepared By:
Robert M. Holland, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7354 PAGE 321

Address New Owner(s):
Eugene P. Davis
Elm Hill Building
1206 Timber Valley Drive
Nashville, Tennessee 37214

Send Tax Bills to:
Same

Mortgagee:
Metropolitan Federal Savings & Loan

Map:
Parcel:
Field Book:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LAND INVESTORS OF TENNESSEE, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Elm Hill Builders, Inc. (the "Grantee"), his heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Described on Exhibit A attached hereto.

This conveyance is made subject to the permitted exception as set forth on Exhibit B attached hereto.

This is improved property known as Couchville Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 1987.

LAND INVESTORS OF TENNESSEE, a Tennessee General Partnership

By: Thomas E Ledford
Thomas E. Ledford, General Partner

By: Eugene P Davis
Eugene P. Davis, General Partner

65784

IDENTIFICATION REFERENCE

SEP 16 4 05 PM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Julia C. Hunt, Notary Public, of the State and County aforesaid, personally appeared Thomas E. Ledford and Eugene P. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the general partners of Land Investors of Tennessee, the within named bargainor, a partnership, and that they as such general partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as general partners.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 1987.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

* 1,000.00 The actual consideration or value, whichever is greater, for this transfer is .

Thomas E Ledford
Affiant

Subscribed and sworn to before me, this 16th day of September, 1987.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

EXHIBIT A

LEGAL DESCRIPTION

Land lying in 2nd Civil (formerly 13th Councilmatic) District, Davidson County, Tennessee, being further described according to a survey of McConnell Engineering, dated August 13, 1982, revised October 26, 1982, further revised October 29, 1982, as follows:

Beginning at an old iron rod on the northerly margin of the 60 foot right-of-way of Couchville Pike, approximately 4000 feet east of the intersection of Couchville and Donelson Pike, said rod also being the southeast corner of the W.P. Duke, etux., property, recorded in Book 2022, page 306, Register's Office for Davidson County, Tennessee;

Thence, leaving said right-of-way and with Dukes easterly line N 27°-43'-00" E - 291.18 feet to a new iron rod (stacked in creek), said rod being in the westerly lines of the Wilson Sporting Goods Company property, recorded in Book 5699, page 997 said Register's Office;

Thence, coincident with the common tract division line between Wilson and the subject property: S 20°-36'-36" E - 204.15 feet;

Thence, S 72°-45'-41" E - 744.76 feet to a point in the westerly margin of a 50 feet ingress-egress easement;

Thence, along said westerly margin, S 17°-14'-19" W - 432.19 feet to the beginning of an entrance curve having a radius of 25.00 feet and a chord bearing S 67°-27'-09" W - 38.42 feet;

Thence, along said curve a length of 43.82 feet to a point on the aforementioned northerly right-of-way of Couchville Pike;

Thence, with said right-of-way, along a curve having a radius of 1,337.12 and a chord bearing N 56°-24'-10" W - 276.55 feet, a length of 277.05 feet to a point of tangency;

Thence, along a right-of-way tangent, N 50°-28'-01" W - 608.33 feet to the beginning of a curve having a radius of 688.53 feet and a chord bearing N 53°-20'-53" W - 69.21 feet;

Thence, along said curve a length of 69.24 feet to the point of beginning; Containing 6.74 acres, more or less.

Being part of the same property conveyed to Land Investors of Tennessee, a partnership, by Trustee's Deed from G. Michael Yopp, Trustee, of record in Book 5882, page 110, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Thomas C. Scott, Trustee, of record in Book 7343, page 133, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Easement and right-of-way for an electric power transmission line, granted to the United States of America, of record in Book 1229, page 331, Register's Office for Davidson County, Tennessee.

3. Declaration of Easement of record in Book 5699, page 990, said Register's Office.

4. Easement to Wilson Sporting Goods Co., of record in Book 5784, page 237, said Register's Office.

5. Agreement for Dedication of Easement of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5818, page 55, said Register's Office.

6. Flowage Easement to Thurston Motor Lines, Inc., of record in Book 6042, page 694, said Register's Office.

7. Storm Water Detention Agreement to Metropolitan Goverment of Nashville and Davidson County, Tennessee, of record in Book 6145, page 323, said Register's Office.

8. That certain deed of trust dated September 15th, 1987 granted to Glenn L. Lawrence, Trustee, in favor of Metropolitan Federal Savings & Loan securing a promissory note in the principal amount of Three Hundred Twenty-five Thousand and No/100 ($325,000) of record in Book 7354, page 320 Register's Office for Davidson County, Tennessee.

9. That certain deed of trust dated September 16th, 1987 granted to Philip L. North, Trustee, in favor of Carl H. Bean securing a promissory noted in the principal amount of One Hundred Thousand and No/100 ($100,000.00) Dollars of record in Book 7354, page 313 Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7354 PAGE 325

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

1000.00- CAMT.
2.80 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 15.30-
3226A09/16/87 PM .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5. 7. 8. 4.

IDENTIFICATION REFERENCE

SEP 16 4 06 PM '87

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 16886