BOOK 7365 PAGE 256

file #2

Prepared By: Weldon B. White, Jr.
162 Fourth Avenue North
Nashville, Tennessee 37219
(615) 255-7677

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Air Corporate Associates, Ltd. 615 Main Street P.O. Box 60464 Nashville, Tennessee 37206	Same	Map 95-15 Parcel 5

FOR AND IN CONSIDERATION of the sum of ten dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jack E. Ferguson, Jimmy Ferguson, Mattie F. Foubare, Charlie E. Ferguson, Ophelia F. Kerley, Thomas Quinton Kerley, Jenny V. Ferguson, Robert Stuart Ferguson and Donna Louise Ferguson Payne, herein called Grantors, have this day bargained and sold and do hereby transfer and convey unto Air Corporate Associates, Ltd., a Tennessee limited partnership, herein called Grantee, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as described on Exhibit "A" attached hereto which is incorporated by reference as if copied verbatim herein.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interests belonging to the said Grantee, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as described on Exhibit "B" attached hereto which is incorporated by reference as if copied verbatim herein.

Grantors further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

This is improved property known as 2418 Old Elm Hill Pike Nashville, Tennessee.

Witness our hands this 28th day of September, 1987.

Jack E. Ferguson
Jack E. Ferguson

Jimmy Ferguson
Jimmy Ferguson

Mattie Foubare
Mattie F. Foubare

Charlie E. Ferguson
Charlie E. Ferguson

Ophelia F. Kerley
Ophelia F. Kerley

Thomas Q. Kerley
Thomas Quinton Kerley

Jenny V. Ferguson atty. in fact.
Jack E. Ferguson
Jack E. Ferguson, Attorney-in-Fact
for Jenny V. Ferguson

Robert Stuart Ferguson by
Jack E. Ferguson atty in fact.
Jack E. Ferguson, Attorney-in-Fact
for Robert Stuart Ferguson

Donna Louise Ferguson Payne,
Jack E. Ferguson attyin fact,
Jack E. Ferguson, Attorney-in-Fact
for Donna Louise Ferguson Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patsi B. Gregory, a Notary Public in and for said County and State, the within named Jack E. Ferguson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 28th day of September, 1987.

Patsi B. Gregory
Notary Public

My Commission Expires: 2/7/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patsi B. Gregory, a Notary Public in and for said County and State, the within named Jimmy Ferguson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 28th day of September, 1987.

Patsi B. Gregory
Notary Public

My Commission Expires: 2/7/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patsi B. Gregory, a Notary Public in and for said County and State, the within named Mattie F. Foubare, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 28th day of September, 1987.

Patsi B. Gregory
Notary Public

My Commission Expires: 2/7/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patsi B. Gregory, a Notary Public in and for said County and State, the within named Charlie E. Ferguson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 28th day of September, 1987.

Patsi B. Gregory
Notary Public

My Commission Expires: 2/7/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patsi B. Gregory, a Notary Public in and for said County and State, the within named Ophelia F. Kerley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 28th day of Septebmer, 1987.

Patsi B. Gregory
Notary Public

My Commission Expires: 2/7/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patsi B. Gregory, a Notary Public in and for said County and State, the within named Thomas Quinton Kerley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 28th day of September, 1987.

Patsi B. Gregory
Notary Public

My Commission Expires: 2/7/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patsi B. Gregory, a Notary Public in and for said County and State, the within named Jack E. Ferguson, with whom I am personally acquainted or proved, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact for Jenny V. Ferguson, Robert Stuart Ferguson and Donna Louise Ferguson Payne being authorized to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, on this 28th day of September, 1987.

Patsi B. Gregory
Notary Public

My Commission Expires: 2/7/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $302,855.00.

Affiant

Subscribed and sworn to before me, this the 28th day of September, 1987.

Patsi B. Gregory
Notary Public

My Commission Expires: 2/7/90

EXHIBIT "A"

Being a tract of land lying in Davidson County, Tennessee and being bounded on the west by Templeton; on the north by Elm Hill Pike, Bobby Howard, and Emma White; on the east by McGavock Pike; on the south by Old Elm Hill Pike and being more particularly described as follows:

Beginning at an iron pin corner common with Templeton in the North right-of-way line of Old New Elm Hill Pike, said pin being located easterly, 90.08 feet from the east right-of-way return of Ermac Drive;

Thence north 24 deg. 41 min 35 sec. east, 76.37 feet to an iron pin corner common with Templeton and Bobby Howard in the South right-of-way line of Elm Hill Pike and in the center of Sims Branch;

Thence with Bobby Howard and center of Sims Branch the following bearings and distances;

Thence, south 12 deg. 06 min. 52 sec. east, 56.14 feet to a point;
Thence, south 76 deg. 31 min. 02 sec. east, 63.46 feet to a point;
Thence, north 83 deg. 07 min. 34 sec. east, 113.28 feet to a point;
Thence, south 42 deg. 28 min. 26 sec. east, 67.45 feet to a point, a corner common with Bobby Howard and Emma White.

Thence with Emma White and the center line of Sims Branch, the following bearings and distances;

Thence, south 23 deg. 16 min. 53 sec. east, 87.36 feet to a point;
Thence, south 49 deg. 19 min. 38 sec. east, 150.98 feet to a point;
Thence, north 89 deg. 26 min. 12 sec. east, 57.66 feet to a point;
Thence, north 57 deg. 23 min. 18 sec. east, 53.54 feet to a point;
Thence, south 75 deg. 38 min. 33 sec. east, 42.29 feet to a point;
Thence, south 56 deg. 11 min. 05 sec. east, 47.86 feet to a point;
Thence, south 61 deg. 27 min. 30 sec. east, 85.59 feet to an iron pin corner common with Emma White in the west right-of-way line of McGavock Pike;

Thence with the west right-of-way line of McGavock Pike, South 29 deg. 18 min. 35 sec. west, 20.06 feet to an iron pin;

Thence on a curve to the right, the radius of which is 25.00 feet, the central angle of which is 82 deg. 18 min. 02 sec, the chord of which is south 70 deg. 27 min. 36 sec. west, 32.90 feet, along the curve distance of 35.91 feet to an iron pin corner in the north right-of-way line of Old Elm Hill Pike;

Thence with the north right-of-way line of Old Elm Hill Pike, the following bearings and distances;

Thence North 68 deg. 23 min. 23 sec. west, 64.54 feet to a point; thence on a curve to the left, the radius of which is 727.80 feet, the central angle of which is 11 deg. 46 min. 02 sec., the chord of which is north 74 deg. 16 min. 24 sec. west, 149.21 feet, along the curve distance of 149.47 feet to a point;

Thence north 80 deg. 09 min. 25 sec. west, 55.65 feet to a point;
Thence on a curve to the right, the radius of which is 605.00 feet, the central angle of which is a 14 deg. 08 min. 00 sec., the chord of which is north 73 deg. 05 min. 25 sec. west, 148.86 feet, along the curve distance of 149.24 feet to a point;

Thence north 66 deg. 01 min. 25 sec. west, 285.18 feet to the point of beginning.

Containing 1.352 Acres, more or less.

CONTINUED ON NEXT PAGE

EXHIBIT "B"

1. 1987 ad valorem taxes.

2. Easement for sanitary sewer and/or storm drainage as of record in Book 4365, Page 625 said Register's Office.

LEGAL DESCRIPTION CONTINUED:

BEING the same property conveyed to R. T. Ferguson and wife, Tabitha Ferguson by deed of record in Book 876, page 22, said Register's Office. The said R. T. Ferguson died on March 28, 1976 and the said Tabitha Ferguson died on January 12, 1984 leaving the following as her heirs at law: Jack E. Ferguson, Charlie E. Ferguson, Jimmy Ferguson, Ophelia F. Kerley, Mattie F. Foubare and Robert Allison Ferguson. The said Robert Allison Ferguson died on September 4, 1985 leaving the following as his heirs at law: Jenny V. Ferguson, his wife; Donna Louise Ferguson Payne and Robert Stuart Ferguson, his children. All of the above named heirs are adults over 21 years of age.

6951 1
IDENTIFI REFERENCE
SEP 29 10 42 AM '87
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7365 PAGE 261

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

362855.00- CAMT.
1016.12 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 1031.62-
7534A09/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9.5 I. I.

IDENTIFI REFERENCE

SEP 29 10 42 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 21097