SEND TAX STATEMENTS TO:

MR. AND MRS. RICHARD ALLEN OSIAS
5353 Hillsboro Rd
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:
5353 Hillsboro Rd
Nashville, Tennessee 37215

MAP 130 PARCEL 16-058

THIS INSTRUMENT PREPARED BY:

Wayne B. Glasgow, Jr.
Attorney at Law
403 Church Street
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THE PIERCE CORPORATION, a Tennessee corporation (as Grantor) has this day bargained and sold and does by these presents hereby transfer and convey unto RICHARD ALLEN OSIAS AND WIFE JUDY BRADFORD OSIAS (as Grantees), their heirs and assigns the following real estate lying and being situated in Davidson County, Tennessee with an address of 5353 Hillsboro Road, and being more particularly described as follows:

> Land in Davidson County, Tennessee, being the northeast part of Lot No. 7 on the unrecorded map of Guilford Dudley's Place as subdivided on Hillsboro Road, and described according to a copy of a survey made by Erle Drake, County Surveyor, January 20, 1931, as follows:
>
> Beginning at a point in the center of Hillsboro Pike, as widened and located at the common corner of Lots 7 and 8 being the southeast corner of the property conveyed to George M. Dallas of record in Book 928, page 162, Register's Office for said County; thence southerly with said Pike south 26½ deg. west 400 feet to a point which is 10 feet west of the center line of the same; thence leaving said Pike, north 64 deg. 30' west 945 feet to a point, thence north 23 deg. 45' east 400 feet to a stake at the common corner of Lots 7 and 8 and 9; thence with the line between Lots 7 and 8 south 64½ deg. east 963.7 feet, more or less, to beginning.
>
> Being the same property conveyed to The Pierce Corporation, a Tennessee corporation, by deed from Nashville City Bank and Trust Co., of record in Book 7090, Page 107, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said lands with the improvements and appurtenances thereunto belonging to the said GRANTEES, their heirs and assigns, forever.

DEED
L12

AND GRANTOR COVENANTS with the said GRANTEES, that it is lawfully seized of said land, has a good right to convey it and that it is unencumbered except as follows:

1. Easement for water mains of record in Book 756, page 498, and for sanitary sewers of record in Book 6548, page 113, Register's Office of Davidson County, Tennessee.

2. Easement for Hillsboro Pike or Road, which lies on or across a front portion of the property.

3. Metropolitan Davidson County property taxes for the year 1987 are technically a lien against the property, but can be paid at any time until February 28, 1987. Said taxes are being pro-rated between the parties as of date of deed with Grantor paying its pro-rata share to Grantees who will be responsible for payment of said taxes before such become delinquent.

4. Applicable zoning ordinances and building regulations for the City of Forest Hills and for Metropolitan Davidson County, Tennessee.

5. All visible easements lying on or across the property.

AND GRANTOR FURTHER COVENANTS and binds itself, its successors, and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, THE PIERCE CORPORATION, as Grantor, has through its duly authorized officer, caused this WARRANTY DEED to be executed on this the 22 day of Oct, 1987.

THE PIERCE CORPORATION

BY: _____
Harold W. Pierce

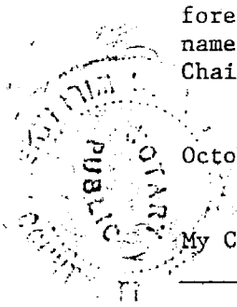
ITS: CHAIRMAN

DEED
L12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, HAROLD W. PIERCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of The Pierce Corporation the within named bargainor, a Corporation, and that he as such Chairman being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said The Pierce Corporation as such Chairman.

WITNESS, my hand and official seal on this the 22 day of October, 1987.



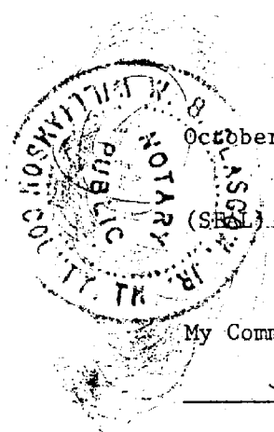
My Commission Expires:
3-29-88

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual value or consideration for this transfer whichever is greater is $ 600000—.

Affiant

Sworn to and subscribed to before me on this the 22 day of October, 1987.



(SEAL)

Notary Public

My Commission Expires:
3-29-88

7 6 5 1 1

IDENTIFICATION REFERENCE

Oct 23 9 40 AM '87

DAVIDSON COUNTY, TN

DEED
L12

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7385 PAGE 759

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

600000.00- CAMT.
1680.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1689.50-
5629A10/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.65 I.I.

IDENTIFI REFERENCE

Oct 23 9 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29002