~~MAIL TO:~~
Jim Stevens Realty & Auction Associates
3937 Gallatin Road
Nashville, Tennessee 37216

BOOK 7408 PAGE 410

Address New Owner:	Send Tax Bills To:	Map/Parcel
J. Dedrick Stevens, Trustee	Same	Map 90
3937 Gallatin Road		Par 24
Nashville, TN 37216		14D-23365

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, A.D. RINGEMANN, TRUSTEE, hereinafter called the Grantor, has bargained and sold and by theses presents does transfer and convey unto the said J. DEDRICK STEVENS, Trustee hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A.

A.D.Ringemann, Trustee , is not trustee for himself.

Being the same property conveyed to A.D. Ringemann, Trustee, by deed from Joseph W. Gasser, etal, of record in Book 6137, Page 461 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Easement of record in Book 1357, Page 283, and Book 2273, Page 345, said Register's Office, Easement for right of way of Nashville and Clarksville Road lying within boundaries of premises as herein described, any family graveyard on the property and ingress and egress thereto and to all applicable local government planning, building and zoning regulations.

This is (unimproved)(improved) property known as Old Clarksville Highway, Nashville, Tennessee.

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

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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

WITNESS my hand on this 1st day of July, 1986.

A. D. Ringemann Trustee
A.D. RINGEMANN, TRUSTEE

8.4337

IDENTIFICATION REFERENCE

Nov 20 11 39 AM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $104,250.00.

AFFIANT

Sworn to and subscribed before me this 1st day of July, 1986.

NOTARY PUBLIC

My commission expires: 1/3/87.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A.D. Ringemann, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 1986.

NOTARY PUBLIC

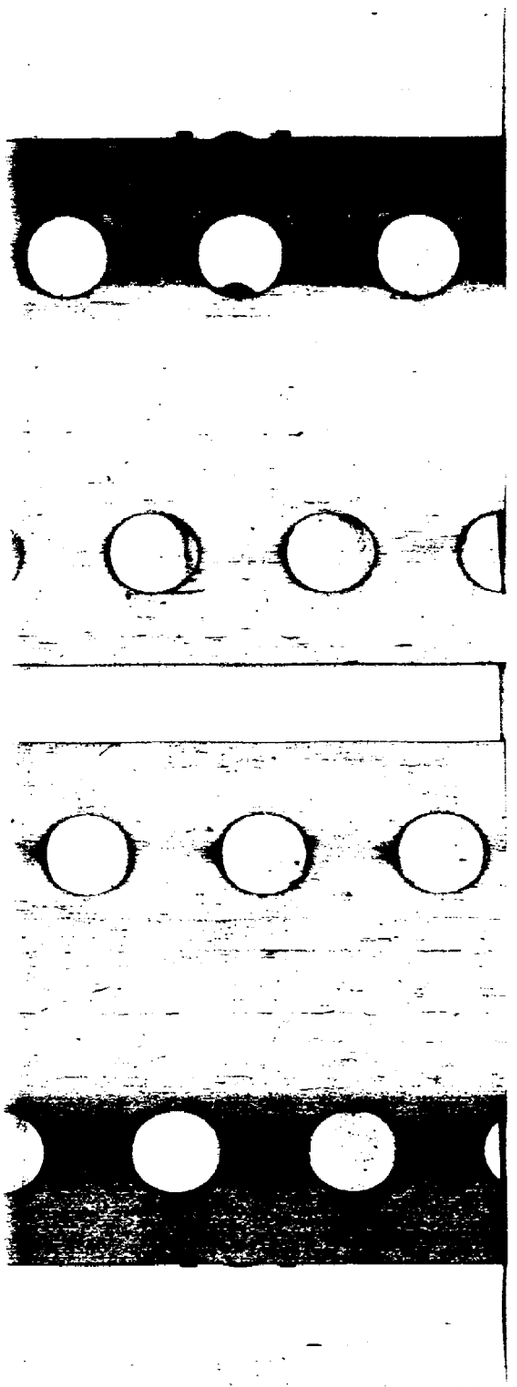
My commission expires: 1/3/87.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

"EXHIBIT A"

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated August 12, 1983 and known as Job No. 83-274, as follows:

Beginning at an iron pin set on the southerly margin of the Old Clarksville and Nashville Pike said point of beginning being the Northwest corner of the herein described property and also being 15' easterly from the Northeast corner of the J. C. Mosier property of record in Book 4812, Page 382, R.O.D.C., Tn.; thence with the southerly margin of the said Pike S74°34'51"E 696.38' to an iron pin; thence leaving the margin of the said Pike and with the line of the Josephine Payne land of record in Deed Book 1908, Page 120, R.O.D.C., Tn. S05°54'08"W 4,673.60' to an iron pin; thence continuing with Payne's line S78°30'40"E 399.49' to an iron pin in a creek; thence with the said creek as it meanders the following calls: S40°03'14"W 223.90' to a point; thence S09°20'48"W 174.99' thence S29°03'40"E 32.87'; thence S14°23'44"W 43.51'; thence S38°30'02"W 53.17'; thence S08° 40'08"W 141.94' to a point; thence S14°16'52"E 50.59'; thence S16°55'26"W 130.24'; thence S18°05'42"E 52.30'; thence S45°54'12"E 165.48'; thence S20°07'28"W 160.81' to a point in the State of Tennessee property; thence with the State property line the following calls" S40°49' 34"W 108.11' to a concrete monument; thence S62°31'36"E 174.61' to an iron pin; thence S15°27'4 248.09' to a concrete monument; thence S05°54'09"W 117.47' to an iron pin; thence N63°03'41"W 189.68' to a concrete monument; thence N80°19'50"W 242.68' to a concrete monument; thence S87°20'12"W 303.80' to a concrete monument; thence N81°45'29"W 328.21' to a concrete monument; thence S86°06'00"W 218.45' to a concrete monument; thence S34°02'20"W 160.17' to an iron pin in the center of a creek; thence leaving the State property line and with the meanders of a creek the following calls: N56°08'22"W 297.87' to a point; thence N11°56'19"W 40.72', thence N20°21'30"E 57.41'; thence N58°39'53"W 58.06'; thence N85°00'21"W 91.82' thence N67°16'17"W 69.69'; thence N25°11'22"W 122.42'; thence N36°05'02"W 68.92'; thence N21°15'39"W 154.95'; thence N02°20'44 E 182.50'; thence N11°08'31"E 374.10'; thence N23°24'31"W 101.31'; thence N44°59'15"W 51 87'; thence N85°35'24"W 85.68'; N12°13'34"W 42.66'; thence N28°18'23"E 285.85'; thence N70°04'46"E 89.73'; thence N11°02'48"E 294.68' to an iron pin; thence leaving the said creek S81°16'53"E 33.13' to an iron pin at a fence post; thence S78°03'52"E 203.84' to an iron pin at a fence post; thence S82°50'28"E 255.61' to an iron pin set at a fence corner; thence N05°57'28"E 4,334.25' to an iron pin; thence S83°47'03"E 219.68' to an iron pin; thence N06°39'26"E 366.17' to the point of beginning, containing 164.05 acres more or less.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7408 PAGE 413

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
			104250.00-	CAMT.
			291.76	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 301.26-
4749A		11/20/87	PAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.4.3.3.7.

IDENTIFF REFERENCE

NOV 20 11 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37889