Bk 35

This Instrument Prepared By:

Jack R. Hancock
Hancock, Dunn & Shuping
6259 Riverdale Road
Suite 100
Riverdale, Georgia 30274

BOOK 7430 PAGE 447

Address New Owner:	Send Tax Bills to:	Map-Parcel #
TKS Development Corp. 6259 Riverdale Road Suite 150 Riverdale, Georgia 30274	Same	Map 163 Parcel 188 2DU-17100

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, HERMAN F. KLEIN, JR, LONNIE R. HUGHES and U. KARL STEHR the GRANTORS herein, have bargained and by these presents do transfer and convey unto TKS DEVELOPMENT CORP. the GRANTEE herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, described according to a survey of Michael V. Holmes & Associates, Inc., RLS #213, dated December 29, 1986, as follows:

Beginning at a point in the northerly right-of-way margin of Hickory Hollow Parkway at the southeast corner of Ernest H. Jones property as of record in Book 4711, page 911, Register's Office for Davidson County, Tennessee;

Thence North 23 deg. 11'10" East 340.00 feet to a point;

Thence North 72 deg. 27'30" West 185.00 feet to a point;

Thence North 23 deg. 11'10" West 49.77 feet to a point;

Thence North 55 deg. 10'37" West 126.31 feet to a point;

Thence North 70 deg. 17'43" West 215.04 feet to a point;

Thence North 04 deg. 29'18" East 53.42 feet to a point;

Thence North 69 deg. 27'51" West 170.37 feet to a point;

Thence South 86 deg. 47'01" West 92.51 feet to a point;

Thence North 5 deg. 37'41" East 543.32 feet to a point;

Thence North 88 deg. 54'19" West 402.86 feet to a point;

Thence with a curve to the left (having a central angle of 17 deg. 37'42" and a radius of 385.95 feet) a distance of 118.75 feet to a point;

Thence North 35 deg. 57'34" West 27.47 feet to a point;

Thence North 19 deg. 27'56" East 133.26 feet to a point;

Thence South 86 deg. 53'33" East 815.30 feet to a point;

Thence South 04 deg. 14'20" West 295.18 feet to a point;

Thence South 85 deg. 20'12" East 912.75 feet to a point;

Thence South 03 deg. 23'48" West 514.82 feet to a point;

Thence South 10 deg. 57'48" West 1018.90 feet to a point;

Thence South 25 deg. 15'48" West 108.40 feet to a point;

Thence with a curve to the left (having a central angle of 09 deg. 45' 59" and a radius of 1295.21 feet) a distance of 220.78 feet to a point;

Thence North 72 deg. 27' 30" West 145.00 feet to a point of beginning, containing 1,724,385.14 square feet or 39.5864 acres.

BEING the same property conveyed to HERMAN F. KLEIN, LONNIE R. HUGHES and U. KARL STEHR, by deed from JAMES W. STEWART, Trustee dated December 31, 1986 and recorded December 31, 1986 in Book 7090, page 469, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE its successors and assigns, forever. And we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. We do further covenant and

bind ourselves our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS My hand this 15th day of December, 1987.

Herman F. Klein Jr.
HERMAN F. KLEIN, JR.

Lonnie R. Hughes
LONNIE R. HUGHES

U. K. Stehr
U. KARL STEHR

STATE OF GEORGIA

COUNTY OF CLAYTON

Personally appeared before me, Jack R. Hancock, a Notary Public, HERMAN F. KLEIN, JR., one of the within named bargainors, 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, at office, this 15th day of December, 1987.

JACK R. HANCOCK NOTARY PUBLIC CLAYTON COUNTY, GEORGIA EXP. 6-4-88

NOTARY PUBLIC

My commission expires:

June 4, 1988

STATE OF GEORGIA

COUNTY OF CLAYTON

Personally appeared before me, Jack R. Hancock, a Notary Public, LONNIE R. HUGHES, one of the within named bargainors, 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, at office, this 15th day of December, 1987.

JACK R. HANCOCK NOTARY PUBLIC CLAYTON COUNTY, GEORGIA EXP. 6-4-88

Jack R. Hancock
NOTARY PUBLIC

My commission expires:

June 4, 1988

STATE OF GEORGIA

COUNTY OF CLAYTON

Personally appeared before me, Jack R. Hancock, a Notary Public, U. KARL STEHR, one of the within named bargainors, 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, at office, this 15th day of December, 1987.

JACK R. HANCOCK NOTARY PUBLIC CLAYTON COUNTY, GEORGIA EXP. 6-4-88

Jack R. Hancock
NOTARY PUBLIC

My commission expires:

June 4, 1988

STATE OF GEORGIA

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COUNTY OF CLAYTON

The actual consideration for this transfer or value of property (whichever is greater) is $1,931,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

HERMAN F. KLEIN, JR.

LONNIE R. HUGHES

U. KARL STEHR

Sworn to and subscribed this 15th day of December, 1987.

JACK R. HANCOCK NOTARY PUBLIC CLAYTON COUNTY, GEORGIA EXP. 5-4-88

NOTARY PUBLIC

My commission expires:

June 4, 1988

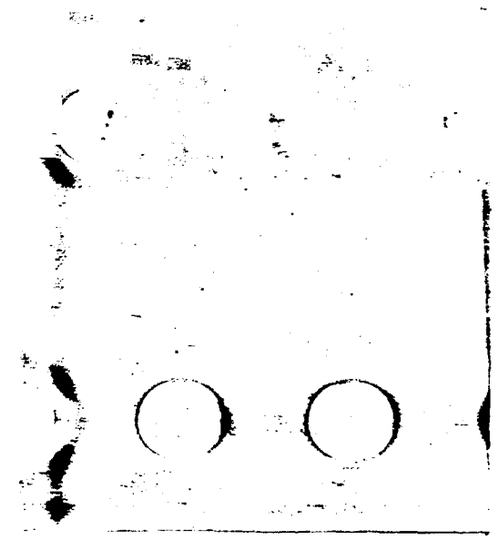
9 1 9 1 7

IDENTIFICATION REFERENCE

DEC 18 3 52 PM '87

DAVIDSON COUNTY, TN

1504 12/18 0101 03CHECK 5422.30





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7430 PAGE 452

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

10 ea
@$193100.00/ ea CAMT 1931000.00
CON TX 5406.80
PRFEE 0.50
WDEED 15.00
TOTAL 5422.30
CHECK 5422.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/87 01 15:55 0001 1504

9. 1. 9. 1. 7.

IDENTIFICATION REFERENCE

DEC 18 3 52 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 46647