JAN 29 1 36 PM '88
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
01324

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL #:
Smiley & Atchison Professional Buildings, Inc.	First Union National Bank of Tennessee	Map 26
101 Westpark Drive, Suite 260	P. O. Box 3377	Parcel 92
Brentwood, Tennessee 37027	Nashville, TN 37219-0377	
	ATTN: Scott Custer	
Mortgagee: First Union National Bank of Tennessee		

WARRANTY DEED BOOK 7459 PAGE 160

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Smiley & Atchison Investments, Inc., hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Smiley & Atchison Professional Buildings, Inc., hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in the Second (2nd) Civil District, Goodlettsville, Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Lot 1, Northchase at Rivergate, of record in Book 6200, page 701, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.
>
> Being part of the same property conveyed to Smiley & Atchison Investments, Inc., a Tennessee corporation by deed from Webb/Rivergate Ventures, a Tennessee general partnership, of record in Book 7039, page 953, Register's Office for Davidson County, Tennessee.

This is unimproved property located at Northchase at Rivergate, Goodlettsville, Tennessee. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 1988: a lien, but not yet due and payable.
2. Communications Systems Right of Way and Easement Agreement conveyed to American Telephone and Telegraph Company, dated March 11, 1986, of record in Book 6806, page 843, Register's Office for Davidson County, Tennessee.
3. Lack of access to and from Interstate Highway 65.
4. Plan of record in Book 6200, page 701, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 20-foot American Telephone and Telegraph easement, a 10-foot

electrical easement, a 20-foot sewer easement, a 10-foot drainage easement, a 20-foot drainage easement, a 10-foot water easement, a 15-foot Nashville Electric Service easement and building setback lines.

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5. Declaration of Easements, Restrictive Covenants, and Owner's Association of Smiley & Atchison Investments, Inc., of record in Book 7278, page 672, Register's Office for Davdison County, Tennessee.

And GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, 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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set its hands by its duly authorized officer as of this 29th day of January, 1987.

SMILEY & ATCHISON INVESTMENTS, INC.

By: _____

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Melinda J. Killen, a Notary Public of said county and state, Larry A. Atema, President, of Smiley & Atchison Investments, Inc., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of January, 1988.

Melinda J. Killen
Notary Public

My Commission Expires: 7/13/91

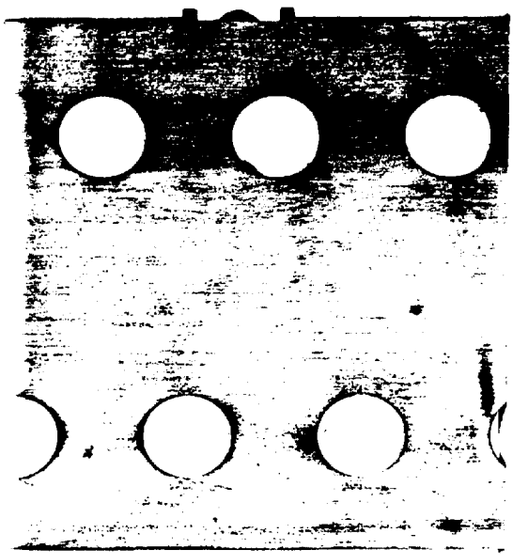
STATE OF TENNESSEE
COUNTY OF DAVIDSON

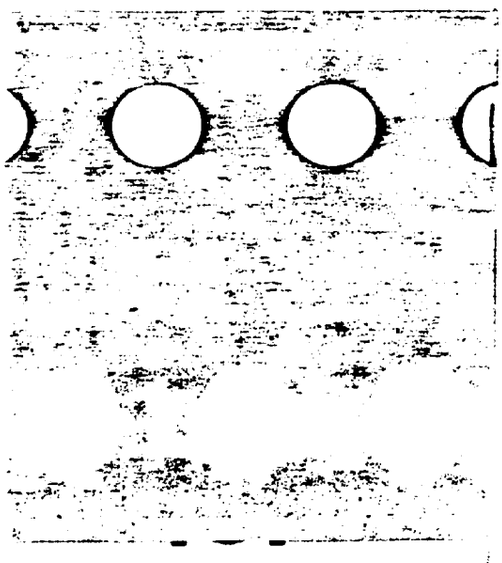
The actual consideration for this transfer or value of property (whichever is greater) is $54,015.20. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____ President

Sworn to and subscribed before me
this 29th day of January, 1988.

Melinda J. Killen
Notary Public
My Commission Expires: 7/13/91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7459 PAGE 162

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	541015.20
CON TX	1514.80
PRFEE	0.50
MDEED	6.00
TOTAL	1521.30
CHECK	1521.30

01/29/88 01 13:39 0001 2620

01324

IDENTIFI REFERENCE

JAN 29 1 35 PM '88

DAVIDSON COUNTY

No. 57507