FEB 18 9 48 AM '88
DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE
05797

SEND TAX STATEMENTS TO:

C. DON TYNER, TRUSTEE
American Property Acquisition Corp.
611 Commerce Street
Suite 2800
Nashville, Tennessee 37203

MAP 71-06 PARCEL 67

ADDRESS OF NEW OWNER:

C. DON TYNER, TRUSTEE
American Property Acquisition Corp.
611 Commerce Street
Suite 2800
Nashville, Tennessee 37203

THIS INSTRUMENT PREPARED BY:

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

Mail

7806 02/18 0101 03CHECK 138.50

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, LUDWIG BEHR as to a one-half undivided interest and LILLYANNE G. PARKER, as to a one-half undivided interest, unmarried, (as Grantors) has this day bargained and sold and do by these presents hereby transfer and convey unto C. DON TYNER, TRUSTEE (as Grantee), his heirs, assigns and beneficiaries the following real estate lying and being situated in Davidson County, and being more particularly described as follows:

Land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, being part of Lot no. 3 on the Map of Partition of the land of Robert Mills, deceased, as of record in Book 161, page 45, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, March 29, 1952, as follows:

Beginning at an iron pin on the southerly margin of the new Trinity Lane as now located, 337.24 feet easterly from the intersection of the southerly margin of said Trinity Lane and the center of Brick Church Pike; thence with the southerly margin of said Trinity Lane south 85 deg. 42' east 96.9 feet, south 86 deg. 12' east 100 feet, south 86 deg. 42' east 100 feet, and south 87 deg. 04' east 77.1 feet to the westerly margin of the Talbot Graveyard, of record in Book 185, page 494, said Register's Office; thence with the western boundary line of said Graveyard South 1 deg. 30' west 153.5 feet to the southwest corner of said Graveyard; thence with the southern boundary line of said Graveyard south 88 deg. 30' east 208.75 feet to the southeast corner of said Graveyard; thence with the eastern boundary line of said Graveyard north 1 deg. 30' east 152 feet to an iron pin on the southern margin of said Trinity Lane; thence with the southerly margin of said Trinity Lane south 88 deg. 28' east 14.1 feet and south 88 deg. 30' east 121.4 feet to an iron pin at the south base of a 16 inch hackberry; thence south 7 deg. east 313 feet to a corner post;

thence with a base of an old stone wall north 85 deg. 30' west 165 feet to an iron pin; thence south 39 deg. 30' west 56 feet to a sycamore on the bank of a creek; thence north 87 deg. 30' west; crossing said creek, in all 582 feet to a point 280 feet easterly from the center of said Brick Church Pike; thence north 4 deg. 15' east 350 feet to the beginning, containing 5.7 acres, more or less.

Being the same property conveyed to Ludwig Behr, a 1/2 undivided interest and Hyman Parker, a 1/2 undivided interest, by deed from Roadway Express, Inc. of record in Book 2246, page 613, said Register's Office. By deed of record in Book 2498, page 100, Hyman Parker conveyed an undivided one-half interest in the above described property to Lillyanne G. Parker.

Included but excluded from the above described tract of land is that part taken by the State of Tennessee for the use and benefit of the Commissioner, Department of Highways by judgment of record in Book 3372, page 263, said Register's Office, described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot no. 3 on the Map of partition of the land of Robert Mills, deceased, as of record in Book 161, page 45, Register's Office for Davidson County, Tennessee, and described as follows:

TRACT #1

Beginning at a point in the northwest corner of the lands of Behr and Parker and runs with their west boundary line South 4 degrees 15 minutes West, 353 feet to a point in their south boundary line; thence with said boundary line South 82 degrees 28 minutes East, 412 feet to a point; thence North 40 degrees 35 minutes East, 234 feet to a point in the south boundary line of Talbot Cemetery; thence with said boundary line North 84 degrees 32 minutes West, 180 feet to a point; thence with said boundary line North 5 degrees 28 minutes East 153.5 feet to a point in the south margin of West Trinity Lane; thence with said margin North 84 degrees 32 minutes 26 seconds West, 74 feet to a point; thence with said boundary line North 82 degrees West, 300 feet to the point of beginning, containing 14,994 square feet, more or less.

TRACT #2

Beginning at a point in the northeast corner of the Talbot Cemetery and runs with the east boundary line of said cemetery South 5 degrees 28 minutes West, 125.5 feet to a point; thence North 82 degrees 58 minutes East, 152 feet to a point in Behr and Parker's east boundary line; thence with said boundary line North 2 degrees 40 minutes West 86 feet to a point in the south margin of Brick Church Pike; thence with said margin, North 84 degrees 32 minutes 26 seconds West, 12 feet to a point; thence with said margin North 5 degrees 28 minutes East, 5 feet to a point, thence with said margin North 04 degrees 32 minutes 26 seconds West, 124 feet to the point of beginning, containing 15,330 square feet, more or less.

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

AND GRANTORS COVENANTS with the said GRANTEE, that they are lawfully seized of said land, have a good right to convey it and that it is unencumbered except as follows:

DEED/BEHR TO TYNER
LEGAL

1. 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 Grantee paying his pro-rata share to Grantors who will be responsible for payment of said taxes before such become delinquent.

2. Lack of direct access to controlled access highway; all rights of ingress and egress to, from, and across the same and to and from abutting lands have been conveyed to the State of Tennessee by Deed of record in Book 3372, Page 263, Register's Office of Davidson County, Tennessee.

3. Sanitary sewers and/or drainage of record in Book 4041, Page 119, and in Book 4019, page 123, said Register's Office.

4. Easement for flow of creek which lies on or across the property.

5. Applicable zoning ordinances and building regulations for Metropolitan Davidson County, Tennessee.

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

AND GRANTORS FURTHER COVENANT and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, assigns and beneficiaries against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, LUDWIG BEHR AND LILLYANNE G. PARKER, unmarried, as Grantors, has caused this WARRANTY DEED to be executed on this the 11th day of November, 1987.

AND SYLVIA G. BEHR, wife of Ludwig Behr, hereby joins in the execution of this instrument for the express purpose of transferring, conveying, and quitclaiming unto Grantee, all of her right, title, and interest in said property as a result of her marital status to Ludwig Behr, or otherwise.

LUDWIG BEHR

LILLYANNE G. PARKER

SYLVIA G. BEHR

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public, the within named LUDWIG BEHR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he has read the foregoing and has executed same for purposes contained therein.

WITNESS, my hand and official seal on this the 11th day of November, 1987.

Mary F. Geist
NOTARY PUBLIC

MARY F. GEIST, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES AUG. 31, 1991
Member, Pennsylvania Association of Notaries

My Commission Expires:

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Personally appeared before me, the undersigned, a Notary Public, the within named LILLYANNE G. PARKER, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she has read the foregoing and has executed same for purposes contained therein.

WITNESS, my hand and official seal on this the 6th day of November, 1987.

NOTARY PUBLIC

EILEEN M. GROSS, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES NOV. 15, 1988
Member, Pennsylvania Association of Notaries

My Commission Expires:

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public, the within named SYLVIA G. BEHR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she has read the foregoing and has executed same for purposes contained therein.

WITNESS, my hand and official seal on this the 11th day of November, 1987.

Mary F. Geist
NOTARY PUBLIC

MARY F. GEIST, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES AUG. 31, 1991
Member, Pennsylvania Association of Notaries

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration for this transfer whichever is greater is $45000.00.

Affiant

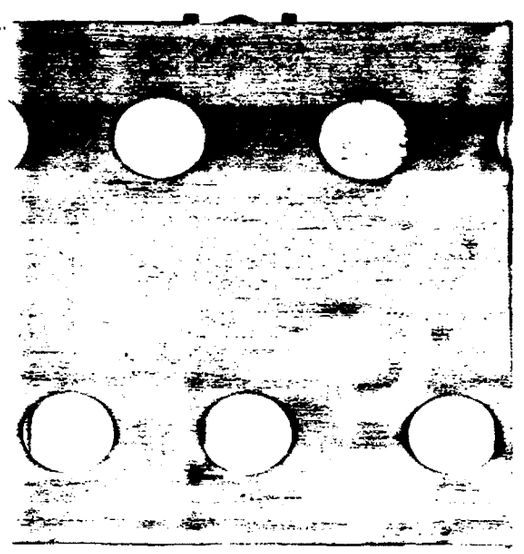
Sworn to and subscribed to before me on this the 23rd day of October, 1987.

Evon M. Glasgow
Notary Public

My Commission Expires:
1-30-91

OFFICIAL RECEIPT

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



RECEIVED OF _____

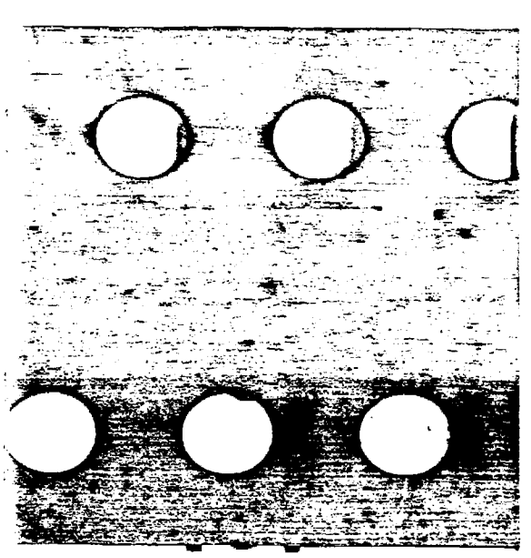
FOR _____

BOOK 7471 PAGE 653

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
				CAMT 45000.00
				CON TX 126.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 138.50
				CHECK 138.50

02/18/88 01 09:48 0001 7806



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 7 9 7

IDENTIFI REFERENCE

FEB 18 9:48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 62587