 Box 37 APC

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Chase Construction Company 720 Murfreesboro Road Nashville, Tennessee 37210	Chase Construction Co. 720 Murfreesboro Road Nashville, TN 37210	75-9, 91.00 and 101 CHECK 169.10

This instrument prepared by: Boult, Cummings, Conners & Berry (APC)
P.O. Box 198062, Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Griffin Contractors, Inc. ("Grantor") has bargained and sold, and hereby transfers and conveys to Chase Construction Company, ("Grantee"), a Tennessee general partnership composed of Herschell C. Pruett and Frank M. Pruett, its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Restrictive Covenants of record in Book 3643, page 242, said Register's Office. Lot 1 only.

3. Deed of Conveyance to the Cumberland Water Company of certain water mains and sewer lines, of record in Book 3679, Page 199, said Register's Office.

4. Easement for public utilities, sewer easements, anchor easements, and building setback lines and conditions of Owner's Certificate, as shown on the Plan of record in Book 6900, page 206, Register's Office for said County.

5. Easement for public utilities, sewer easements, anchor easements, and building setback lines and conditions of Owner's Certificate, as shown on the Plan of record in Book 3600, page 24, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Affiant

Subscribed and sworn to before me this 25th day of February, 1988.

Notary Public
My Commission Expires: 11-12-90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0.77.05.

IDENTIFICATION REFERENCE

FEB 25 4 19 PM '88

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

6. Easement for public utilities, sewer easements, anchor easements, and building setback lines and conditions of Owner's Certificate, as shown on the Plan of record in Book 161, page 62, Register's Office for said County.

This is unimproved property, known as Lot Nos. 1, 2 and 3, Hermitage Place, Section I, Hermitage, Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 25th day of February, 1988.

GRIFFIN CONTRACTORS, INC.

By: _____
John W. Griffin, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Ann Reldt Caudle, Notary Public, John W. Griffin, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Griffin Contractors, Inc., a a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 25th day of February, 1988.

Ann Reldt Caudle
Notary Public

My Commission Expires: 11-12-90

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 1, 2 and 3 on the Plan of Hermitage Place, Section I, of record in Plan Book 6900, Page 206, Register's Office for Davidson County, Tennessee. Lot No. 1 is a resubdivision of Lot 935 on the Plan of Hermitage Hills, Section 8, of record in Plan Book 3600, Page 24, Register's Office for Davidson County, Tennessee, which has not been vacated. Lots Nos. 2 and 3 are part of a resubdivision of parts of Lots 4 and 5 on the Plan of Matt Donelson's Land in Plan Book 161, Page 62, Register's Office of Davidson County, Tennessee, which has not been vacated. Reference to said plans is hereby made for a more complete and accurate description of said lots.

Being part of the same property conveyed to Griffin Contractors, Inc. by deed from Harold D. Mitchell of record in Book 7151, Page 579, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7477 PAGE 105

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 57000.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CKTX 159.60
PRFEE 0.50
WDEED 9.00
TOTAL 169.10
CHECK 169.10

02/25/88 01 16:23 0001 0118

0.7.7.0.5.

IDENTIFICATION REFERENCE

FEB 25 4 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64853