THIS INSTRUMENT PREPARED BY:

H. Rowan Leathers, III
MANIER, HEROD, HOLLABAUGH & SMITH
a Professional Corporation
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel No.:
Ronald J. Sias Terry F. Christison P.O. Box 1193 Brentwood, TN 37027	Same	Map: 86 Parcel 16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,618.44.

Subscribed and sworn to before me, this 22ND day of FEBRUARY, 1988.

Notary Public

My Commission Expires: 10/9/91

FOR AND IN CONSIDERATION of the sum of Fifty Three Thousand Six Hundred Eighteen and 44/100 Dollars ($53,618.44), Southern Associates, Inc., Grantor herein, has bargained and sold and by these presents does transfer and convey unto Ronald J. Sias and Terry F. Christison as tenants in common, Grantees herein, their successors, and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

"SEE EXHIBIT A ATTACHED HERETO FOR A MORE COMPLETE AND ACCURATE DESCRIPTION."

This is unimproved property known as Lebanon Road, Hermitage, Tennessee, 37076.

To have and to hold said tract of land with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns, forever. And Grantor does covenant with the said Grantees 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, unless otherwise herein set out. And Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said

land to the said Grantees, their 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.

Witness my hand this 22nd day of February, 1988.

Southern Associates, Inc.

By: Ronald J. Sias
Ronald J. Sias
President

By: Terry F. Christison
Terry F. Christison
Vice-President & Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ANGELA S. POWERS a Notary Public in and for said County and State, the within named Ronald J. Sias, President, Southern Associates, Inc., and Terry F. Christison, Vice-President, Southern Associates, Inc., bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN., this 22ND day of FEBRUARY, 1988.

Angela S. Powers
Notary Public

My Commission Expires:
10/9/91

One tract or parcel of land located in the Fourth Civil District of Davidson County, Tennessee, described according to a survey by Gary R. Cummings dated November 12, 1986, as follows:

Beginning at a point in the southerly margin of the Seaboard Coast Line Railroad Property, said point being located on a line N 62° 24' 45" W 87.36 feet from the southwest corner of tract No. 1; thence with the margin of the Railroad Property N 38° 41' 35" E 624.51 feet to a point in a fence line forming a portion of the Railroad Property boundary; thence with the fence line S 53° 22' 44" E 85.00 feet to a point; thence leaving the margin of the Railroad Property and continuing with the fence line forming the westerly boundary of the Cumberland Utility District Property of record in Book 4699, pages 620 and 621, Register's Office for Davidson County, Tennesse, S 05° 26' 35" W 552.50 feet to a point; thence N 86° 56' 35" E 49.50 feet to a point thence S 17° 03' 25" E 54.00 feet to a point; thence S 78° 03' 25" 62.40 E feet to a point thence S 30° 03' 25" E 40.0 feet to a point in the centerline of Stoner's Creek; thence with the centerline of the Creek the following four (4) calls: S 49° 44' 00" W 299.10 feet to a point; S 60° 02' 00" W 230.30 feet to a point; S 19° 29' 00" W 241.30 feet to a point and S 59° 17' 29" W 84.96 feet to a point; thence leaving the centerline of Stoner's Creek and running with a fence forming the westerly boundary of this tract, N 00° 20' 25" W 717.48 feet to a point in the margin of the Railroad Property; thence with the margin of the Railroad Property, N 38° 37' 35" E 40.00 feet to a point; thence N 11° 12' 00" E 41.09 feet to the point of beginning and containing 8.387 acres, more or less.

BEING part of the same property conveyed to Southern Associates, Inc. a Tennessee Corporation, by deed from Joseph T. Dodson and Torrey Wesley Dodson, Jr., the only heirs-at-law of Torrey Wesley Dodson, of record in Book , page , Register's Office for Davidson County, Tennessee.

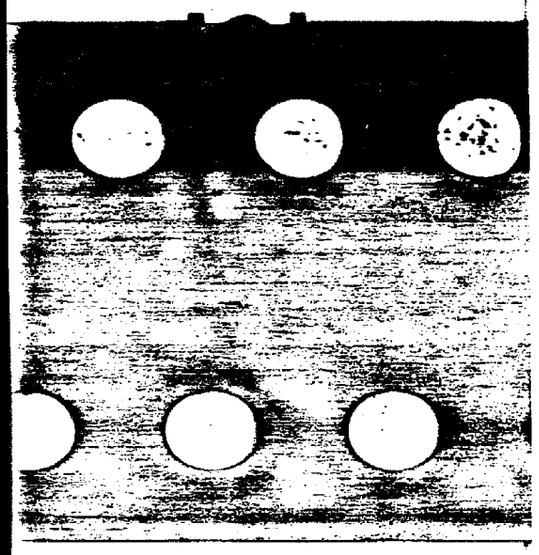
EXHIBIT A

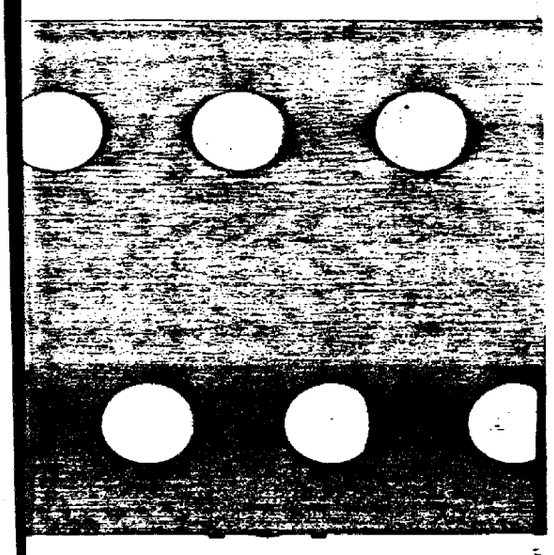
KUSH

Mar 2 3 11 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

D09400





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7482 PAGE 97

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	53618.44
CON TX	150.08
PRFEE	0.50
WDEED	9.00
TOTAL	159.58
CASH	159.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/88 01 15:11 0001 2104

D09400

IDENTIFICATION REFERENCE

MAR 2 3 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66802