Fee 51

APR 25 3 27 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2 4 3 1 1

This Instrument Prepared By:

Dale L. Stegall
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
TKS Development Corp. Suite 150 6259 Riverdale Rd. Riverdale, GA 30274	Same	163-67

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, RICK BOZMAN and wife, JENNIFER BOZMAN, 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, being land in the Second, formerly the 5th Civil District of Davidson County, Tennessee, located on the waters of Collins and Mill Creek near the N.C. & St. L. Railroad, being part of Tract No. 1 on the map showing the Walker Farm, near Antioch, Tennessee, as of record in Plan Book 2, page 169 Chancery Court at Nashville, described according to a copy of a survey thereof made July 18, 1934, by Erle Drake, County Surveyor, as follows: BEGINNING at a point on the center line of the Antioch and Cane Ridge Road, the northwest corner of this tract of land and the southwest corner of the land now belonging to Mrs. Lutie B. McMorrough; thence with McMorrough's line, as follows: east 388.7 feet, south 547 feet, west 350 feet to a point in the center line of the Antioch and Cane Ridge Road; thence with the center of same, north 22 degrees west 200 feet, north 1 degree west 100 feet, north 16 1/4 degrees east 190 feet, north 10 degrees west 81 feet to the point of beginning, containing 5 acres, more or less.
>
> Being the same property conveyed to Rick Bozman and wife, Jennifer Bozman, by deed from Harold R. Dann, Jr. and wife, Natalie A. Dann, of record in Book 6240, page 179, 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. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantors do further covenant and

bind themselves, their successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 20 day of April, 1988.

Rick Bozman by Jennifer Bozman
RICK BOZMAN by JENNIFER BOZMAN
Attorney in Fact

Jennifer Bozman
JENNIFER BOZMAN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Jennifer Bozman, Attorney in Fact for Rick Bozman, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument as the free act and deed of the said Rick Bozman.

Witness my hand, at office, this 20 day of April, 1988.

Debbie L Sloan
Notary Public

My Commission Expires:

11-12-90

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Jennifer Bozman, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of April, 1988.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property (whichever is greater) is $147,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn and subscribed
this 20 day of
April, 1988.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

DLS/b4

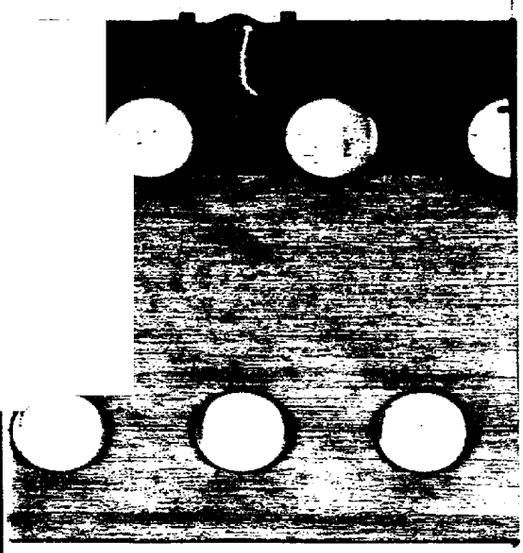
EXHIBIT A

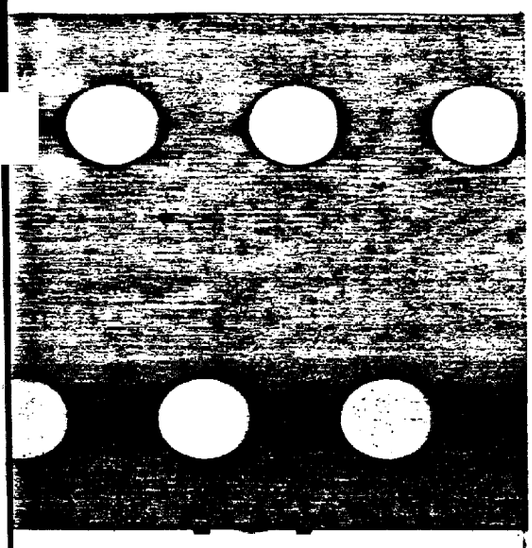
1. 1988 or current year's taxes, a lien, but not yet due and payable.

2. An easement for right-of-way of Antioch and Cane Ridge Road lying within boundaries of premises.

DLS/b4

7968 04/25 0101 03CHECK 425.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7525 PAGE 623

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
				147500.00
				CON TX 413.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 425.50
				CHECK 425.50
04/25/88	01			15:28 0001 7968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2431 I.

IDENTIFICATION REFERENCE

APR 25 3 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84063