File 91

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	163-54 163-55

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, WILLIAM F. GRIFFITH and wife, PATRICIA D. GRIFFITH, the Grantors herein, have bargained and by these presents do transfer and convey unto TKS DEVELOPMENT CORP., the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a stone on the county road, Robert Walker's northeast corner, thence with his east line, south 23 poles to a stake, thence east 14 poles to a stake, thence north 23 poles to the county road, thence west with said road 14 poles more or less, to the beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE the following described property conveyed to T. H. Appleby and wife, Rosie Lee Appleby, by deed from E. H. Jones and wife, Virginia T. Jones, of record in Book 4134, Page 244, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being described as follows: BEGINNING at a stone on the county road, Robert Walker's northeast corner, thence with his east line south 23 poles to a stake, thence east 7 poles to a stake, thence north 23 poles to the county road, thence west with said road, 7 poles, more or less, to the beginning.

TRACT NO. 2

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a point in the center line of the Antioch-Mt. View Road, said point being Tony Morgan's northeast corner; thence with said Morgan's easterly line, with fence south 3° 30' west 350 feet to a point, being said Morgan's southeast corner; thence with Morgan's southerly line and with fence, south 86° west 225 feet to a point in T. J. McMurrough's line; thence with said McMurrough's line and with fence, south 3° west 336 feet to a fence corner; thence with Collins

and Shumate's line, south 86° 30' east, with fence, 1396 feet to a fence corner; thence north 3° 30' west 270 feet to the center of said Antioch-Mt. View Road; thence with the center line of said Road, north 70° west 210 feet, north 82° west 100 feet, north 89° west 300 feet, north 75° 30' west 100 feet, north 65° west 100 feet, north 55° west 100 feet, north 30° west 100 feet, north 26° west 100 feet, north 41° west 100 feet, and north 61° west 100 feet to the point of beginning, containing 12.28 acres, more or less, according to survey made on November 10, 1942, by Z. J. Wilkinson, Surveyor.

INCLUDING BUT EXCLUDING THEREFROM a strip of land 1270 feet in length, containing 0.64 of an acre, more or less, conveyed to Davidson County, by an instrument of record in Book 1634, Page 604, Register's Office for said County, described as follows: A strip of land from Station 24+60 to Station 30+20 average width 8', extending 30' on the right of the center line.
A strip of land from Station 30+20 to Station 37+30, average width 24', extending 30' on the right of the center line.
A strip of land from Station 32+50 to Station 36+90, average width 15', extending 30' on the left of the center line.

ALSO INCLUDING BUT EXCLUDING THEREFROM a tract of land near Antioch, Tennessee, described according to a survey thereof, made January 2, 1953, by Ralph W. C. Lambert, Surveyor, and conveyed to A. J. Rainey and wife, Mary Esther Rainey, by deed from Robert L. Rainey, Jr. and wife, of record in Book 2245, Page 528, Register's Office for said County, as follows: BEGINNING at a Railroad Spike in the center of Antioch Road; thence south 8° 30' west 310.5 feet to an iron pin; thence south 86° 30' east 594 feet to a fence post; thence north 3° 30' west 258.5 feet to a railroad spike in the center of Antioch Road; thence north 81° 30' west 534.5 feet to the point of beginning, containing 3.68 acres, more or less.

Being the same property conveyed to William F. Griffith and wife, Patricia D. Griffith, by deed from Paul W. Hartman and wife, Phyllis Hartman, of record in Book 5034, page 731, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels 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.

Wm. F. Griffith
WILLIAM F. GRIFFITH

Patricia D. Griffith
PATRICIA D. GRIFFITH

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, William F. Griffith, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he 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)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Patricia D. Griffith, 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 $425,000.00. 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.

Notary Public

My Commission Expires:

11-12-90

DLS/b4

EXHIBIT A

1. Taxes for 1988 or current year, a lien, but not yet due and payable.

2. Graveyard and easement for ingress and egress as described and set out in deed from H.C. Haralson and wife, to G. M. Kirkpatrick and wife, of record in Book 1044, page 355, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises lying within the bounds of Antioch-Mt. View Road or any other road, street or highway.

DLS/b4

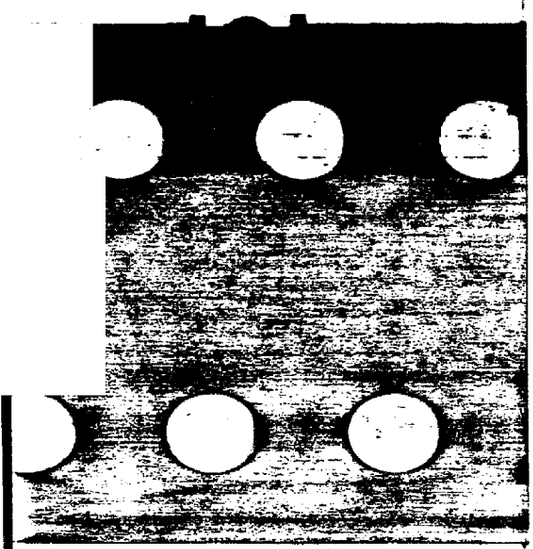
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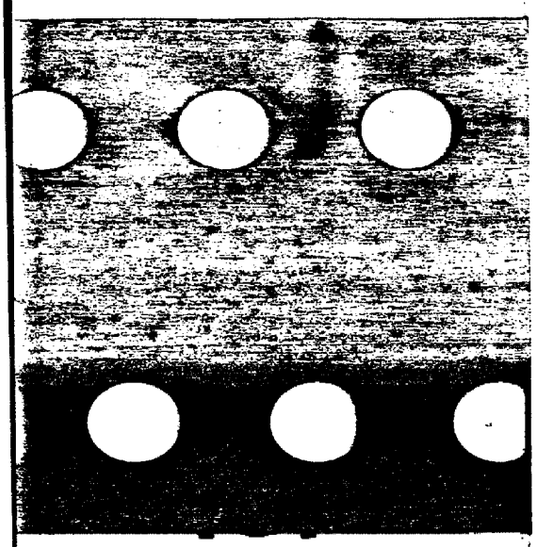
IDENTIFICATION REFERENCE

APR 25 3 28 PM '88

FILED & WILSON II REGISTER
DAVIDSON COUNTY, TN

7969 04/25 0101 03CHECK 1205.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7525 PAGE 629

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 425000.00
				CON TX 1190.00
				PRFEE 0.50
				WDEED 15.00
				TOTAL 1205.50
				CHECK 1205.50
04/25/88	01			15:29 0001 7969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2431.2

IDENTIFICATION REFERENCE

APR 25 3 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84064