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Box 6 - D&E

FORM NO. WD-1 JMB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

John W Eaton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF June 19 88

John M. Britt
Notary Public

MY COMMISSION EXPIRES: 11/12/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dewey Pedigo, Jr., Attorney, 301 Stahlman Building, Nashville, Tennessee. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Eakin & Smith, Inc. (NAME)	(NAME)	Map 172
30 Burton Hills Blvd. Suite 350 (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 122
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE I, PAUL E. JOHNSON, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EAKIN & SMITH, INC., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO.

The herein described property is conveyed subject to the following:

1. The 1988 Land Taxes, which have been prorated this date and are assumed by the Grantee.

2. Easement granted to the First Suburban Water Utility District (Radnor Water District) fronting 40 feet on the east side of Nolensville Road and extends back 90 feet as set out in Book 4656, page 389, Register's Office for Davidson County, Tennessee.

3 9 7 9 7

IDENTIFICATION REFERENCE

JUN 14 2 48 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

5203 06/14 0101 03CHECK 2109.50

This is unimproved (X) improved ( ) property, known as NE Corner Barnes & Nolensville Road, Nashville, Tennessee. 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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~~ my hand this 14TH day of June, 19 88

Paul E Johnson

Paul E. Johnson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John M Buttingham, a Notary Public in and for said County and State, the within named Paul E. Johnson

the 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 and official seal at Nashville, Tennessee, this 12 day of June, 19 88.

Commission Expires 11/12/90

John M Buttingham
Notary Public

NOTARY PUBLIC PRINCIPAL OFFICE DAVIDSON COUNTY TENNESSEE

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STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM Paul E. Johnson

TO Eakin & Smith, Inc.

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT A

PROPERTY DESCRIPTION

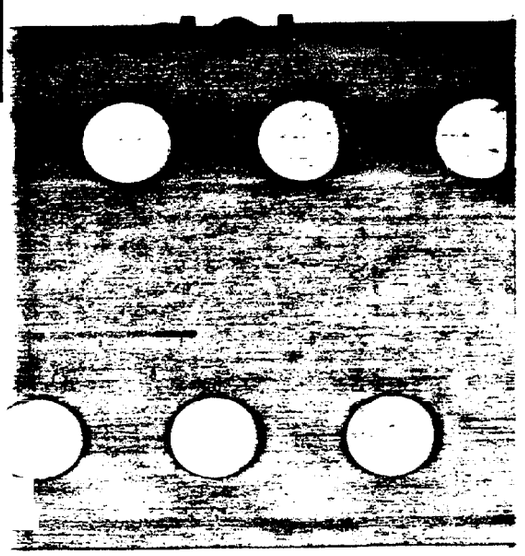
Being a tract of land located on the easterly side of Nolensville Pike at its intersection with Barnes Road in the 31st Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and being more particularly described as follows:

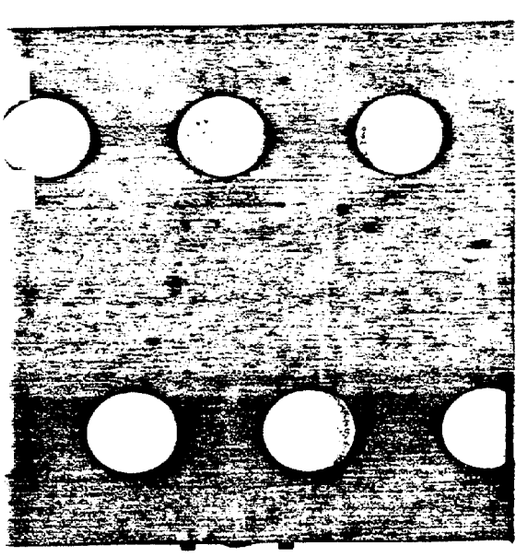
Beginning at an iron rod located in the easterly right-of-way margin of Nolensville Pike, 35 foot right-of-way from centerline, said iron rod is the northwesterly property corner of the herein described tract is also the southwesterly property corner of the Thomas H. Smith Property as described in Deed Book 3343, page 196, R.O.D.C., Tennessee; thence leaving the aforementioned right-of-way margin and following the southerly boundary of the aforementioned T.H. Smith property South 80° 16' 44" East a distance of 289.38 feet to a concrete monument; thence leaving the T.H. Smith property South boundary and following the southerly boundary of the Woodbine Funeral Home, Inc. property as described in Deed Book 6592, page 805, R.O.D.C., Tennessee, South 80° 07' 15" East a distance of 91.42 feet to a concrete monument; thence following the R.G. Gregory and V.M. Williams boundary as described in Deed Book 6309, page 864, R.O.D.C., Tennessee, South 09° 50' 13" West a distance of 32.00 feet to a concrete monument; thence South 27° 55' 02" East a distance of 197.10 feet to a concrete monument; thence South 41° 24' 58" East a distance of 99.75 feet to a concrete monument; thence South 64° 53' 46" East a distance of 192.80 feet to a concrete monument; thence following the westerly boundary of Monte Carlo Estates Section 1 as of record in Plat Book 4675, page 68, R.O.D.C., Tennessee, South 34° 46' 45" East a distance of 270.73 feet to a concrete monument; thence South 60° 17' 08" West a distance of 176.32 feet to a concrete monument; thence North 55° 23' 40" West a distance of 146.02 feet to a concrete monument; thence South 58° 31' 32" West a distance of 179.91 feet to a concrete monument; thence South 25° 03' 21" West a distance of 169.54 feet to a concrete monument; thence South 17° 39' 17" East a distance of 125.05 feet to a concrete monument; thence South 17° 13' 44" West a distance of 296.60 feet to an iron rod located in the northerly rightof-way margin of Barnes Road, 25 foot right-of-way from centerline; thence following said right-of-way margin North 72° 50' 10" West a distance of 319.20 feet to an iron rod located in the easterly right-of-way margin of Nolensville Pike, 35 foot right-of-way to centerline; thence following said right-of-way margin North 03° 42' 59" West a distance of 68.00 feet to an iron rod; thence North 86° 17' 01" East a distance of 5.00 feet to an iron rod located in the easterly right-of-way margin of Nolensville Pike, 40 foot right-of-way to centerline; thence following said right-of-way margin north 03° 42' 59" West a distance of 300.00 feet to an iron rod; thence South 86° 17' 01" West a distance of 5.00 feet to an iron rod located in the easterly right-of-way margin of Nolensville Pike, 35 foot right-of-way to centerline; thence following said right-of-way margin north 03° 42' 59" West a distance of 193.00 feet to an iron rod; thence following a curve to the right having a radius of 2,830.00 feet, a central angel of 13° 11' 53" for an arc distance of 651.88 feet to the point of beginning, tract contains 14.594 acres, or 635,714.64 square feet, more or less.

Being the same property conveyed to Paul E. Johnson by deed from H. Raymond Ligon, Trustee and joined by his wife, Marian P. Ligon of record in Book 6164, page 914, Register's Office of Davidson County, Tennessee, and by quitclaim deed from Eugene T. Collins of record in Book 6379, page 343, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

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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 750000.00
CON TX 2100.00
PRFEE 0.50
WDEED 9.00
TOTAL 2109.50
CHECK 2109.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/14/88 01 14:47 0001 5203

397.97

IDENTIFICATION REFERENCE

JUN 14 2 48 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102042