File Box 43

STATE OF TENNESSEE BOOK 7582 PAGE 158
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 306,170.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 1988.

Notary Public

MY COMMISSION EXPIRES 10-9-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Peppertree, Ltd.	Same	p/o 165-0-#49
(NAME)	(NAME)	
1208 16th Ave., South		2D-27730
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		
(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, Nola Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peppertree, Ltd.

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

LAND lying in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by McConnell Engineering Consultants, Inc., dated June 15, 1988, and more fully described by Exhibit A, attached hereto and forming a part herein.

9450 06/24 0101 03CHECK 866.86

43479

IDENTIFICATION REFERENCE

JUN 24 9 56 AM '88

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

unimproved XX
This is improved ( ) property, known as 36.02 acres LaVergne-Couchville Pk. Antioch, TN 37013
(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 ti, 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 hand this 20th day of June, 1988

x Nola Sanders
Nola Sanders

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nola Sanders

~~or proved to me upon the basis of satisfactory evidence~~

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of June 1988

Commission expires 10-9-91

Notary Public

STATE OF TENNESSEE

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

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Nola Sanders

TO
Peppertree, Ltd.

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

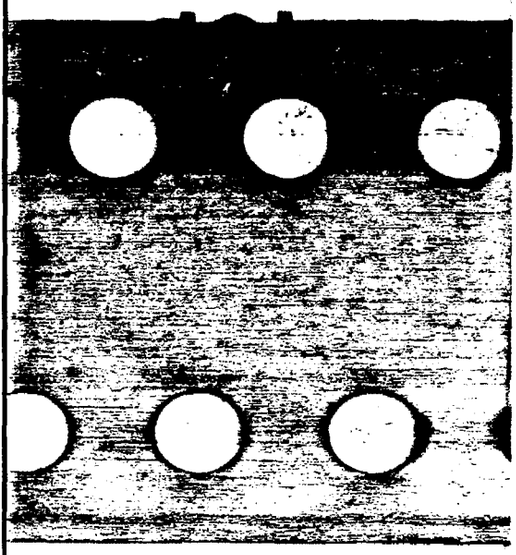
Exhibit A

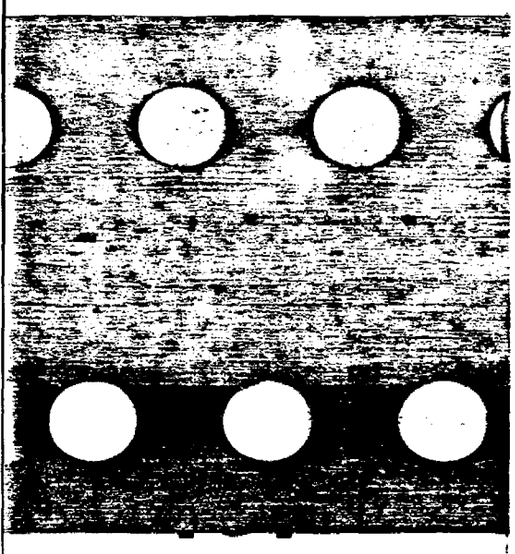
LAND DESCRIPTION:

LAND lying in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by McConnell Engineering Consultants, Inc., dated June 15, 1988, as follows:

BEGINNING at a point in the easterly margin of LaVergne Couchville Road, said point being the southwest corner of the G. W. Martin property as recorded in Book 6586, Page 91, Register's Office for Davidson County, Tennessee; thence, leaving said margin and running along Martin's southerly line S 86° 57' 26" E 830.50 feet to a point; said point being the southeast corner of said Martin property. Thence, along Martin's easterly line N 05° 50' 37" E 200.64 feet to an iron rod; said rod being the southeast corner of the J. W. Kincaid property as recorded in Book 4137, Page 487 R.O.D.C., Tennessee. Thence, along Kincaid's easterly line N 05° 02' 09" E 159.87 feet to an iron rod, said rod being the southeast corner of the N. A. Whaler property as recorded in Book 5037, Page 119, R.O.D.C., Tennessee; thence along Whaler's easterly line N 06° 12' 29" E 160.05 feet to an iron rod, said rod being the southeast corner of the R. A. Berry property as recorded in Book 6225, Page 529, R.O.D.C., Tennessee; thence, along Berry's easterly line N 05° 14' 23" E 160.27 feet to an iron rod, said rod being the southeast corner of the M. E. Newcomb property as recorded in Book 6730, Page 460, R.O.D.C., Tennessee; Thence, along Newcomb's easterly line N 05° 42' 36" E 159.87 feet to an iron rod, said rod being the northeast corner of said Newcomb property; thence, along Newcomb's northerly line N 86° 20' 24" W 347.30 feet to an iron rod, said rod being the southeast corner of the L. D. Davenport property as recorded in Book 5595, page 330, R.O.D.C., Tennessee. Thence, along Davenport's easterly line N 17° 57' 46" E 1,219.52 feet to a stone; thence S 86° 58' 52" E 21.51 feet to a point; thence, S 89° 24' 25" E 472.08 feet to a point in the westerly line of the J. Woods property as recorded in Book 769, Pge 467 R.O.D.C., Tennessee; said point also being the southeast corner of the M. G. Edmondson property as recorded in Book 1941, Page 219, R.O.D.C., Tennessee; thence, along the aforementioned Wood's westerly line S 06° 16' 59" W 194.12 feet to an iron rod, said rod being the northwest corner of the J. I. Henry property as recorded in Book 5715, Page 591, R.O.D.C., Tennessee; thence, S 05° 02' 46" W 823.86 feet to an iron rod, said rod being the southwest corner of the S. M. Henry property as recorded in Book 4104, Page 20, R.O.D.C., Tennessee; said rod also being the northwest corner of the H. Raines property as recorded in Book 4652, page 605, R.O.D.C., Tennessee; thence, along Raine's westerly line S 01° 13' 40" west 249.08 feet to an iron rod; thence, S 02° 49' 17" W 198.86 feet to an iron rod being the southwest corner of said Raine's property; thence, along Raine's southerly line N 87° 06' 05" E 486.76 feet to a stone, said stone being on the westerly line of Peppertree Forest, Section One, an unrecorded subdivision at the time of this description; thence, with said westerly line of Peppertree Forest, Section One S 05° 37' 57" W 201.90 feet to a point; Thence, S 08° 18' 27" W 92.69 feet to a point; thence, S 07° 09' 23" W 261.64 feet to a point, said point being the northeast corner of the S. R. Riches property as recorded in Book 7268, Page 211, R.O.D.C., Tennessee; Thence, with said Riches' line N 86° 30' 00" W 816.37 feet to a point, said point being the northwest corner of the E. C. Rowlett property as recorded in Book 7268, Page 213, R.O.D.C., Tennessee; thence, along Rowlett's westerly line S 03° 30' 29" W 257.14 feet to an iron pipe, said pipe being northeast corner of the W. E. Sanders, Jr. property as recorded in Book 5610, Page 381, R.O.D.C., Tennessee; thence, with Sanders northerly line N 86° 30' 00" W 675.42 feet to a point, said point being the northwest corner of the P. J. Sanders property as recorded in Book 5610, Page 384, R.O.D.C., Tennessee; thence, with said P. J. Sanders westerly line S 03° 12' 44" W 291.08 feet to the northerly margin of Maxwell Road; thence, along said margin westerly with a curve to the left 174.13 feet to a point, said curve having a central angle of 0° 23' 42", a radius of 25,255.897 feet, a chord bearing and distance of N 86° 52' 13" W 174.13 feet; thence, N 87° 04' 04" W 28.82 feet to a point. Thence, northwesterly with a curve to the right 37.28 feet to a point on the easterly margin of LaVergne Couchville Road, said curve having a central angle of 85° 26' 55", a radius of 25.000 feet, a chord bearing and distance of N 44° 20' 36" W 23.09 feet; thence, along said margin N 01° 37' 09" W 188.66 feet to a point; thence, continuing along said margin with a curve to the right 252.71 feet to the point of beginning, said curve having a central angle of 06° 13' 01", a radius of 2,328.995 feet, a chord bearing and a distance of N 01° 29' 22" E 126.48 feet, and containing 36.02 acres.

BEING part of the same property conveyed to W. E. Sanders and wife, Nola Sanders by deed from H. Z. Woodall, of record in Book 1115, Page 498, Register's Office for Davidson County, Tennessee. The said W. E. Sanders having since died and title vested in the said Nola Sanders, being one and the same as Enola T. Sanders.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7582 PAGE 161

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 306170.00
				CON TX 857.36
				PRFEE 0.50
				WDEED 9.00
				TOTAL 866.86
				CHECK 866.86
06/24/88		01		09:59 0001 9450

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43479

IDENTIFICATION REFERENCE

JUN 24 9 56 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106232