BOOK 7679 PAGE 213

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
EBM Investments, Inc. P. O. Box 148026 Nashville, TN 37214	part of 95-12-58	EBM Investments, Inc. 320 Lorna Drive Nashville TN 37214

This instrument prepared by: Boult, Cummings, Conners & Berry (RFW)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, J. MARVIN HOPPER, an individual (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to EBM INVESTMENTS, INC., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (and hereinafter sometimes referred to as the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 7 as shown on the Plan of Lakeland, Section 2, of record at Book 6250, page 983, Register's Office for Davidson County, Tennessee.
>
> Being a part of the same property conveyed to J. Marvin Hopper by deed from Land Management & Development Company of record in Book 7034, page 80, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth in Exhibit A which is attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $17,500.00.

Affiant

Subscribed and sworn to before me this 11th day of October, 1988.

Notary Public
My Commission Expires: 8-9-92

NOTARY PUBLIC DAVIDSON CO.

This is unimproved property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17th day of October, 1988.

Martin Hopper

J. MARVIN HOPPER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Barbara Timmins, Notary Public, J. Marvin Hopper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of October, 1988.

Barbara Timmins

Notary Public

My Commission Expires: 3-8-92

NOTARY PUBLIC DAVIDSON CO.

7679 1.

IDENTIFICATION REFERENCE

Oct 17 3 46 PM '88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

7654 10/17 0101 CHECK 67.25

1. The Plan of record in Book 6250, page 983, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Airwood Drive (Lots 3, 4, 5, 6, 7, 10 & 11), a public utility and drainage easement at the rear of Lots 3, 4, 5 & 6, a 10 foot drainage easement along the westerly side of Lot 3, a 15' x 2.5' anchor easement at the southeasterly corner of Lot 3 and the southeasterly & southwesterly corners of Lots 4 & 5, and a 10' drainage easement at the rear of Lot 11 and a 20' public utility & drainage easement at the rear of Lots 10 & 11 and a fire hydrant located at the front common corner of Lots 10 & 11.

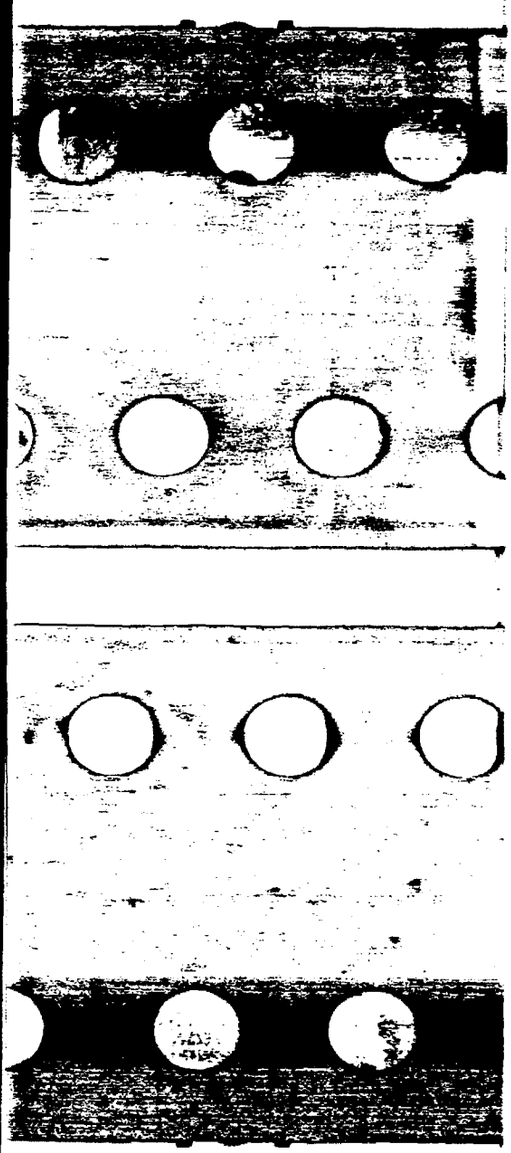
2. Easement for the maintenance and use of pump and water line located on premises with rights of ingress and egress thereto, and other rights and privileges, as set out in instrument of record in Book 3162, page 58, said Register's Office for Davidson County, Tennessee.

3. Grantees expressly contract and agree that they will so use the described property as not to any way interfere with the water rights which are expressly retained by the Grantors of record in Book 6781, page 163, said Register's Office for Davidson County, Tennessee.

4. Easements granted to the Electric Power Board in Book 2017, page 592, and Book 2145, page 20, Register's Office for Davidson County, Tennessee.

5. Easements to Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers and/or storm drainage, recorded in Book 4925, page 65, and Book 4754, page 522, Register's Office for Davidson County, Tennessee.

6. It is expressly stipulated, agreed and covenanted by and between the seller (J. Marvin Hopper) and the buyer (EBM Investments, Inc.) that none of the above described property conveyed West or Southwest of the TVA Transmission Line right of way easement will be improved by any type of structure or improvement other than fencing, and this stipulation and covenant shall be permanent, running with the land and binding upon all future purchasers of record in Book 6781, page 163, 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	17500.00
CON TX	57.75
PRFEE	0.50
WDEED	9.00
TOTAL	67.25
CHECK	67.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.7.9 I.

IDENTIFICATION REFERENCE

OCT 17 3 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

10/17/88 01 15:50 0001 7654

No. 144436