BOOK 7739 PAGE 657

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Imogene Mackey Phelps, et al

TO

JCH Development Company, Inc.

For draftsman's use

This instrument prepared by:

Dewey Pedigo, Jr.
Attorney at Law
301 Stahlman Building
Nashville, Tennessee. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JCH Development Company, Inc (NAME)	(NAME)	Map 151
104 Woodmont Blvd., 3rd Floor (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcels 17, 20,
Nashville, Tennessee. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	22 and 82

(FOR REGISTER'S USE)

97760

IDENTIFICATION REFERENCE

Dec 30 8 46 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100---------- **DOLLARS**

and, other good and valuable consideration, the receipt of which is hereby acknowledged.

We, Imogene Mackey Phelps, a 1/5 undivided interest; Jesse L. Mackey, a 1/5 undivided interest; Eva Fay Mackey Jared, a 1/5 undivided interest; Neva Gay Mackey Coats, a 1/5 undivided interest; Maxie C. Mackey, a 1/15 undivided interest; Linda Mackey Spinosa, a 1/30 undivided interest; Nancy Mackey Roberts, a 1/30 undivided interest; Carolyn M. Demerich, a 1/30 undivided interest; and Dianne M. Crowell, a 1/30 undivided interest, hereinafter called the Grantors.

2531 12/30 0101 03CHECK 2721.50

have bargained and sold, and by these presents do transfer and convey unto the said

JCH DEVELOPMENT COMPANY, INC.

it's successors ~~heirs~~ **and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

(SEE EXHIBIT "A" HERE ATTACHED)

Form No. WD3a

BOOK 7739 PAGE 658

The herein conveyed property is conveyed subject to the following:

1. Grant of Transmission Line Easement to the United States of America, being a 150 feet wide, as of record in Book 2338, page 466, said Register's Office.

2. Declaration of Taking of record in Book 4446, page 423, said Register's Office and Judgment of record in Book 4535, page 351, said Register's Office, for a 150 feet wide easement for the use of the Tennessee Valley Authority.

3. The contract between the parties which is the subject of this conveyance shall survive the closing and this deed.

The herein described property is not the usual place of residence of any of the herein Grantors.

unimproved (X) This is improved ( ) property, known as Hobson Pike, Antioch, Tennessee. 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JCH Development Company, Inc. it's successors ~~heirs~~ and assigns, forever.

And we do covenant with the said JCH Development Company, Inc. 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, except as setout above.

And the Grantors herein do further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said JCH Development Company, Inc. it's successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 23 day of December, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Imogene Mackey Phelps
IMOGENE MACKEY PHELPS

Jesse L. Mackey
JESSE L. MACKEY

Eva Fay Mackey Jared
EVA FAY MACKEY JARED

Neva Gay Mackey Coats
NEVA GAY MACKEY COATS

Maxie C. Mackey
MAXIE C. MACKEY

Linda Mackey Spinosa
LINDA MACKEY SPINOSA

Nancy Mackey Roberts
NANCY MACKEY ROBERTS

Carolyn M. Demerich
CAROLYN M. DEMERICH

Dianne M. Crowell
DIANNE M. CROWELL

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 7739 PAGE 659

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Imogene Mackey Phelps, Jesse L. Mackey, Eva Fay Mackey Jared, Maxie C. Mackey, Linda Mackey Spinosa, Nancy Mackey Roberts, Carolyn M. Demerich, Dianne M. Crowell the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of December, 1988.

Notary Public

Commission Expires 3/8/89

STATE OF OKLAHOMA
County of Creek

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neva Gay Mackey Coats

the 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 and official seal at Drumright, Oklahoma, this 24 day of December, 1988.

Notary Public

Commission Expires My commission expires 3-24-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____

EXHIBIT "A"

Land in the Second Civil District of Davidson County, Tennessee, consisting of four (4) tracts, identified on Tax Assessor's Map Number 151, as parcels: 17, containing 13.96 acres, more or less; 20, containing 38.93 acres, more or less; 22, containing 13.59 acres, more or less; and 82, containing 15.79 acres, more or less, Described as follows, to-wit:

TRACT NO. 1: Land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, being the East portion containing 65 acres, more or less, of the 135 acre tract, more or less, conveyed by L. J. Reasonover to A. J. Greer and wife by deed of record in Book 658, page 613, Register's Office for said County .

The said 135 acres being the same tract conveyed by J. R. West, C & M, to L. J. Reasonover by deed of record in Book 688, page 15, Register's Office for said County to which reference is made for further description of land herein conveyed, being the 65 acre tract off the East side of said 135 acre tract, beginning at the Northeast corner thereof,and running West with the line of Franklin and Lebanon Road, to a planted rock, corner stone in said line; thence South to a double cedar tree to the County Road of the South line of said 135 acre tract; thence East with the line of said County Road to the Southeast corner of said tract; thence North in a straight line to the beginning.

Being the same property conveyed to Dardanus Mackey and wife, Mary F. Mackey, by deed from Karen W. West, of record in Book 2104, page 397, and by deed from Ersie C. Northcutt and husband, Orville William Northcutt, of record in Book 1372, page 103, both of record in the Register's Office for Davidson County, Tennessee. The said Dardanus Mackey having died intestate on November 11, 1970. By deed of record in Book 6829, page 568, said Register's Office, Mary F. Mackey, a widow conveyed the above described property to Imogene Mackey Phelps, Campbell D. Mackey, Jessie L. Mackey, Eva Fay Mackey Jared, and Neva Gay Mackey Coats. The said Campbell D. Mackey having died intestate on May 21, 1987 survived by his widow, Maxie C. Mackey and Linda Mackey Spinosa, Nancy Mackey Roberts, Carolyn M. Demerick and Dianne M. Crowell, being all his heirs-at-law.

TRACT NO. II: A tract of land in the 2nd, formerly the 3rd, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an elm, the Northeast corner of the old John Shacklett Place, afterward owned by M. I. Couch and later conveyed to A. H. Dicken and wife, M. E. Dickens, by deed from J. M. Carter and wife, of record in Book 225, page 105, Register's Office for said County, a plan of which is of record in Plan Book 2, page 46, Chancery Court for said County; thence northerly 34 poles, more or less, to a stake, the Southeast corner of the old Colyar Cone Land, afterwards Boner's corner, a plan of which is of record in Book 57, page 108, said Register's Office; thence North 86-1/2° West, with the southern boundard line of said Colyar Cone Trace of Land, and crossing the old Franklin Road, in all 165-1/2 poles, more or less, to a stake in Mrs. Bessie Cone Chadwell's line, the Southwest corner of said Colyar Cone Tract; thence southerly, with the eastern boundary line of said tract of land, 34 poles, more or less, to a stake, her corner; then thence easterly, passing the Northwest corner of said tract conveyed to A. H. Dickens and wife, 165-1/2 poles, more or less, to the beginning containing 35 acres and 27 poles, more or less.

INCLUDED in the above description, but specifically EXCLUDED therefrom is all that tract of land supposedly containing about 5 acres, lying North of the Old Franklin Raod or Mt. View Road.

Being the same property conveyed to Dardanus Mackey and wife,

Mary F. Mackey, by deed from Walter L. Cordell and wife, Myrtle V. Cordell of record in Book 2274, page 360, Register's Office for Davidson County, Tennessee. The said Dardanus Mackey having died intestate on November 11, 1970. By deed of record in Book 6829, page 568, said Register's Office, Mary F. Mackey, a widow conveyed the above described property to Imogene Mackey Phelps, Campbell D. Mackey, Jessie L. Mackey, Eva Fay Mackey Jared, and Neva Gay Mackey Coats. The said Campbell D. Mackey having died intestate on May 21, 1987 survived by his widow, Maxie C. Mackey and Linda Mackey Spinosa, Nancy Mackey Roberts, Carolyn M. Demerick and Dianne M. Crowell, being all his heirs-at-law.

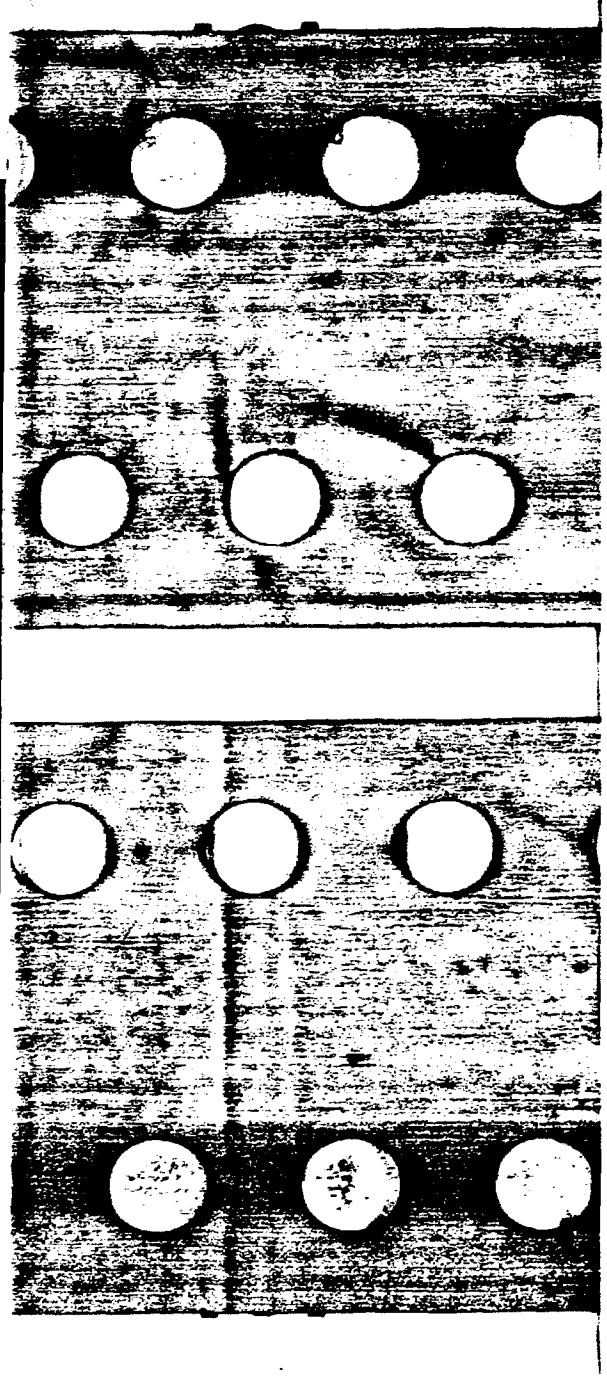
TRACT NO. III: Land in the 2nd Civil District of Davidson County, Tennessee, being 30 acres, more or less, included in one large field on the South side land described in deed from John A. Wilsdorf to Mrs. Ersie Northcutt.

Said tract of land in bounded on the north by Mrs. Ersie Northcutt and husband O. W. Northcutt, on the South by the Null Lane, West by Lane Harrison and on the East by Dardanus Mackey and said tract being all fenced in one large field.

Being the same property conveyed to Dardanus Mackey by deed from J.L. Mackey of record in Book 3499, page 115, Register's Office for Davidson County, Tennessee. The said Dardanus Mackey having died intestate on November 11, 1970. Survived by his widow Mary F. Mackey, who by deed of record in Book 6829, page 568, said Register's Office, conveyed the above described property to all of his heirs-at-law, namely: Imogene Mackey Phelps, Campbell D. Mackey, Eva Fay Mackey Jared, and Neva Gay Mackey Coats. The said Campbell D. Mackey having died intestate on May 21, 1987 survived by his widow, Maxie C. Mackey and Linda Mackey Spinosa, Nancy Mackey Roberts, Carolyn M. Demerick and Dianne M. Crowell, being all his heirs-at-law.

INCLUDED in the above described Tracts Nos. I and III, but expressly EXCLUDED is property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4584, page 201, said Register's Office, to which reference is here made for a complete description thereof, for Hobson Pike as now located, which divided the above described Tract No. III into two (2) tracts, both being opposite each other on Hobson Pike, as now located.

ALSO, INCLUDED in the above described three (3) tracts of land but expressly EXCLUDED therefrom is the property acquired by the United States of America in a Judgement on Declaration of Taking as of record in Book 3958, page 346, said Register's Office to which reference is made for a complete description thereof.



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

RECEIVED OF _____

FOR _____

BOOK 7739 PAGE 662

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
820000.00
CON TX 2706.00
PRFEE 0.50
WDEED 15.00
TOTAL 2721.50
CHECK 2721.50

12/30/88 01 08:48 0001 2531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97760

IDENTIFICATION REFERENCE

Dec 30 8 46 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168648