Prepared by:

Baker, Worthington, Crossley,
Stansberry & Woolf
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, TN 37203

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map Parcel No.
Jerry R. Holt	Same	Map 42, Par.12
P. O. Box 140315		Map 42, Par.30
Nashville, TN 37214		11D-37250-(12) 11D-37195-(30)

FOR AND IN CONSIDERATION of the sum of Seventy Thousand Dollars ($70,000.00), cash in hand paid, the receipt of all of which is hereby acknowledged, and the further consideration of the execution of three (3) vendor's lien promissory notes as follows: a note payable to Gerald Tillett in the principal amount of One Hundred Ninety Thousand Dollars ($190,000.00), a note payable to Judy Gail Tillett Young in the principal amount of One Hundred Twenty-six Thousand Six Hundred Sixty-six and 67/100 Dollars ($126,666.67), and a note payable to Nancy Jo Glover Tillett in the principal amount of Sixty-three Thousand Three Hundred Thirty-three and 33/100 Dollars ($63,333.33), with all of said notes payable as follows: interest only at the rate of ten per cent (10.0%) per annum, with said interest payable semiannually during the first year of the term, thereafter, during the second year of the term, interest shall be paid monthly with the entire note being due and payable in full two (2) years from the date of this Deed, we, GERALD TILLETT, NANCY JO GLOVER TILLETT, Beneficiary, JUDY GAIL TILLETT YOUNG, Beneficiary and Co-Executor, and WILLIAM S. RUSSELL, Co-Executor ("Grantors"), have this day bargained and sold and do hereby transfer and convey unto JERRY R. HOLT ("Grantee"), his heirs and assigns, certain real estate lying and being in the Eleventh

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 380,000.00."

(11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Land in the 11th Civil District of said County and State, being the southeasterly 25 acres of the C. B. Buchanan and wife, Property, as of record in Book 1179, page 197, Register's Office for said County, and more particularly described as follows:

Beginning at an iron pin in the center of Old Hickory Boulevard (formerly Halls Lane) being the common corner of C. B. Buchanan and A. E. Boyd property, running thence with line of Buchanan and Boyd property north 19 deg. 30 min. east 1043 feet to an iron pin at fence corner; thence south 70 deg. 30 min. east 153.7 feet to a stake at fence corner, being the common corner of Buchanan, Boyd and McNish property; running with wire fence between Buchanan and McNish property north 4 deg. 40 min. east 545 feet to a stake in wire fence; running thence north 69 deg. west 672.2 feet to a stake; thence south 19 deg. 30 min. west 1588 feet to a railroad spike in the center of Old Hickory Boulevard (formerly Halls Lane); running thence with the center of Old Hickory Boulevard south 71 deg. east 658 feet to the point of beginning, containing 25 acres, more or less, all in accordance with survey and plat of Norris H. Hickerson, dated October 19, 1953.

INCLUDING but EXCLUDING from the above described property is a tract of land containing 14.47 acres, more or less, conveyed to the State of Tennessee, by Deed from Naomi B. Hurt, of record in Book 4072, page 5, Register's Office for said County.

Being the same property conveyed to Joe Tillett, Jr., and Gerald Tillett, by Deed from Naomi B. Hurt, a widow, of record in Book 4187, page 733, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

Joe C. Tillett, Jr., is deceased, leaving a Last Will and Testament which has been admitted to probate in the Chancery Court of Bedford County, Tennessee, Docket No. 14,836 of record in Will Book 2, page 654.

Judy Gail Tillett Young and William S. Russell are the duly appointed and presently serving Co-Executors of the Estate of Joe C. Tillett, Jr. Nancy Jo Glover Tillett, wife of Joe C. Tillett, Jr., and Judy Gail Tillett Young, daughter of Joe C. Tillett, Jr., are the sole beneficiaries of the Last Will and Testament of Joe C. Tillett, Jr.

Nancy Jo Glover Tillett, wife of Joe C. Tillett, Jr., has executed this Deed as Beneficiary of the Last Will and Testament of Joe C. Tillett, Jr.

Judy Gail Tillett Young, daughter of Joe C. Tillett, Jr., has executed this Deed as Beneficiary of the Last Will and Testament of Joe C. Tillett, Jr.

Judy Gail Tillett Young and William S. Russell, Co-Executors of the Estate of Joe C. Tillett, Jr., have executed this Deed as Co-Executors of the Last Will and Testament of Joe C. Tillett, Jr.

Betty A. Tillett, wife of Gerald Tillett, joins in this conveyance for the sole purpose of conveying any marital interest she may have in the subject property by virtue of her marriage to the said Gerald Tillett.

William S. Russell joins in the execution of this Deed in his capacity of Co-Executor of the Estate of Joe C. Tillett, Jr., for the sole purpose of conveying all interest of the estate in the property herein described but does not personally make any warranties herein.

TO HAVE AND TO HOLD the Property, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining to the said Grantee, his heirs and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for 1988 real estate taxes which have been prorated and Grantee agrees to assume; easement for right-of-way of record in Book 1911, page 520, said Register's Office and lack of direct access to I-65 from the subject premises by Deed recorded in Book 4072, page 5, said Register's Office; easement for right-of-way of Old Hickory Boulevard lying within boundaries of subject premises.

AND Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IT IS EXPRESSLY AGREED THAT A VENDOR'S LIEN IS RETAINED ON SAID PROPERTY TO SECURE THE PAYMENT OF SAID PROMISSORY NOTES, BOTH PRINCIPAL AND INTEREST.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 6th day of January, 1989.

Gerald Tillett

Nancy Jo Glover Tillett
Beneficiary

Judy Gail Tillett Young
Beneficiary & Co-Executor

William S. Russell

Betty A. Tillett

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before me, JOHN T. BOBO, a Notary Public in and for said County and State, Gerald Tillett, 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 6th day of January, 1989.

Notary Public

JOHN T. BOBO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7-14-92

STATE OF TENNESSEE)
)
COUNTY OF Bedford)

Personally appeared before me, Diane M. Segroves, a Notary Public in and for said County and State, Nancy Jo Glover Tillett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of ~~December, 1988.~~ Jan. 1989

Diane M Segroves
NOTARY PUBLIC at Large

My commission expires:

1/17/89

STATE OF TENNESSEE)
)
COUNTY OF BEDFORD)

Personally appeared before me, Diane M. Segroves, a Notary Public in and for said County and State, Judy Gail Tillett Young, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of ~~December, 1988.~~ JAN. 1989

Diane M. Segroves
NOTARY PUBLIC at Large

My commission expires:

1/17/89

STATE OF TENNESSEE)
)
COUNTY OF BEDFORD)

Personally appeared before me, Diane M. Segroves, a Notary Public in and for said County and State, William S. Russell, 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 6th day of ~~December, 1988.~~ JAN 9

Diane M Segroves
NOTARY PUBLIC at Large

My commission expires:

1/17/89

STATE OF TENNESSEE)
)
COUNTY OF BEDFORD)

Personally appeared before me, JOHN T. BOBO, a Notary Public in and for said County and State, Betty A. Tillett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of ~~December~~ JAN, ~~1988~~ 1989.

NOTARY PUBLIC

JOHN T. BOBO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

7-14-92

5066 01/10 0101 03CHECK 1938.20

I OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $450,000 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF JAN 1989.

Notary Public

Comm Exp 7/14/92

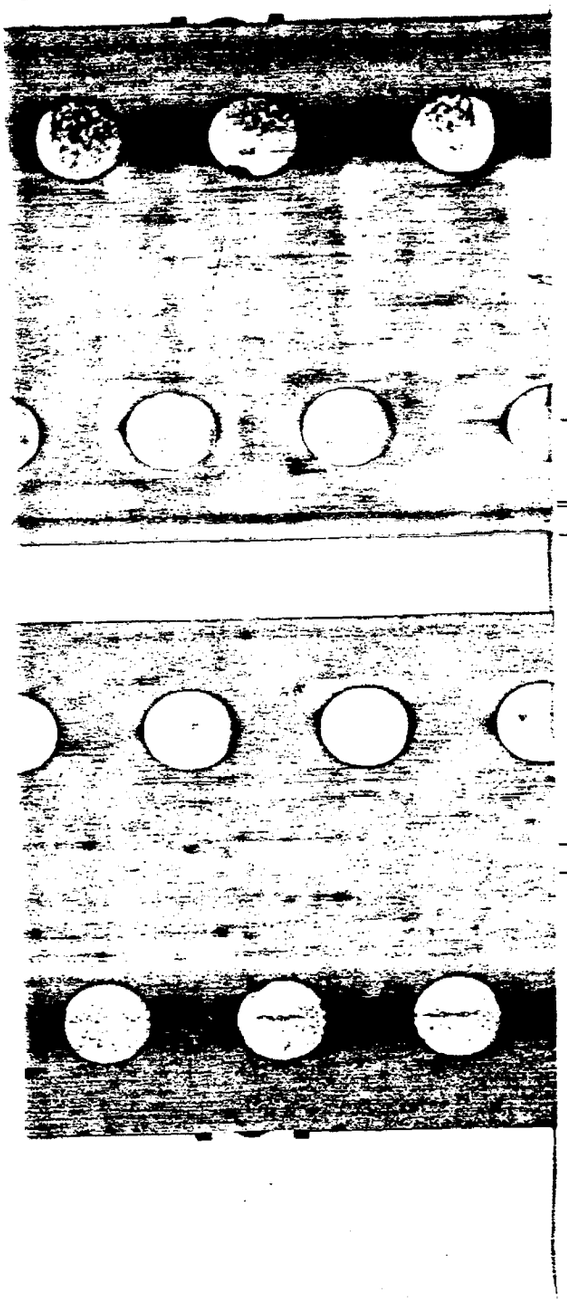
JOHN T. BOBO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

00489

IDENTIFICATION REFERENCE

Jan 10 4 20 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7748 PAGE 920

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 450000.00
MAMT 380000.00
CON TX 1485.00
MOR TX 434.70
PRFEE 0.50
UFEE 18.00
TOTAL 1938.20
CHECK 1938.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00489

IDENTIFICATION REFERENCE

JAN 10 4 20 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

01/10/89 01 16:21 0001 5066

No. 171734