Box 6
LJB

BOOK 7753 PAGE 398

JEA799-01-12-89
JJM003-004

FROM: Gary McDaniel

TO: Ulax Estates, Inc., a North Carolina Corporation

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

570-83

Address New Owner:
Ulax Estates, Inc.
c/o P. T. Management, Inc.
110 29th Avenue, North
Suite 203
Nashville, Tennessee 37203

Send Tax Bills to:
Same Address

Map-Parcel No.
102-8-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,145.

Affiant

Subscribed and sworn to before me, this the 17th day of January, 1989.

Notary Public

My Comm. Expires: 5/8/91

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gary McDaniel, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Ulax Estates, Inc., a North Carolina corporation, herein called "GRANTEE", its successors, heirs, and assigns, a certain tract or parcel of land in Nashville, Davidson, County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, 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.

Evelyn I. McDaniel, the wife of GRANTOR, joins in this conveyance for the sole and limited purpose of conveying all of her marital rights, but not further or otherwise.

WITNESS their hand this 17th day of January, 1989.

Gary McDaniel

Evelyn I. McDaniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this ~~the~~ 17th day of January, 1989.

NOTARY PUBLIC

My Commission Expires: 5/8/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn I. McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of January, 1989.

NOTARY PUBLIC

My Commission Expires: 5/8/91

JEA804-01-16-89
JJM003-004

EXHIBIT A

A tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, being part of Lot Number 4 on the Plan of Bass Lands, as of record in Plat Book 57, page 97, Register's Office for said County; described according to a survey made by R. L. Montoya, Land Surveying dated December 21, 1988, as follows:

Beginning at a large dead tree, said tree marking the southwest corner of Lot Number 1 on the Plan of Mount Hickory Subdivision of record in Plat Book 4175, page 47, R.O.D.C., Tennessee, and the southeast corner of this tract; thence, along the southerly line of this tract, South 42 degrees 05 minutes 42 seconds West, 110.11 feet to an existing iron pin; said pin being in the northerly line of Tract "A" on the Plan of Wiggins Plaza of record in Plat Book 4860, page 81, R. O. D. C., Tennessee; thence, along the north line of said Wiggins Plaza, North 47 degrees 28 minutes 15 seconds West, 761.54 feet to an existing concrete monument; said monument being the northeast corner of Tract "B" of said Wiggins Plaza; thence, North 48 degrees 13 minutes 36 seconds West, 145.58 feet to an existing concrete monument; said monument is located in the southerly line of Sequoia-French Quarter Joint-Venture as of record in Deed Book 6965, page 731, R. O. D. C., Tennessee; thence, along said southerly line North 48 degrees 11 minutes 33 seconds East 84.58 feet to an existing iron pin, said pin marking the northwest corner of this tract and a corner to the aforesaid Sequoia-French Quarter Joint-Venture; thence, along the northerly line of this tract and being a common line to the said Sequoia-French Quarter and Lot Number 1 of Mount Hickory Subdivision, South 49 degrees 14 minutes 52 seconds East, 898.36 feet to the point of beginning, containing 86,882 square feet, 1.99 acres, more or less.

BEING the same property conveyed to Grantor by deed from Joseph R. Pratt and Ihla Uree Pratt of record in Book ____, page ___, Register's Office of Davidson County, Tennessee.

The foregoing conveyances are made subject to the following limitations, restrictions and encumbrances:

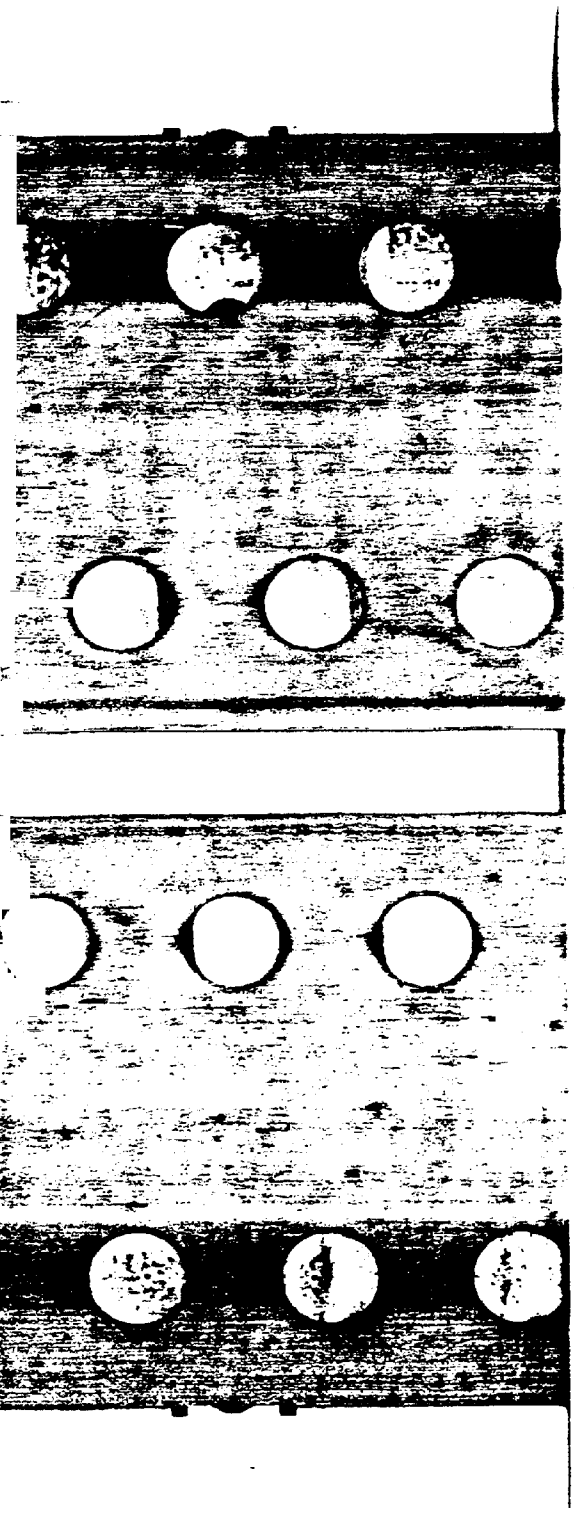
1. Unrecorded easements, if any, on, above or below the surface.

2. General or special taxes and assessments required to be paid in the year 1989 and subsequent years.

3. Subject to easements as set out in Quitclaim Deed recorded in Book 4976, page 283, Register's Office of Davidson County, Tennessee.

4. The Survey and Inspection Report of Rocky L. Montoya dated December 21, 1988, Job No. 88-12-119, shows "an eight inch sewer line runs across property; a drainage ditch runs along the southerly line".

IDENTIFICATION REFERENCE
0 2 1 0 2.
JUN 18 9 37 AM '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 7753 PAGE 401

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
170145.00
CON TX 561.33
PRFEE 0.50
WDEED 9.00
TOTAL 570.83
CHECK 570.83
01/18/89 01 09:39 0001 7000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02102

IDENTIFI REFERENCE

JAN 18 9 37 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173649