File 57

WARRANTY DEED

FROM: GOWDY PARTNERS, Grantor

TO: GAIUS HILL, Grantee

This instrument was prepared by:
CHARLES A. GRICE
Farris, Warfield & Kanaday
Suite 1900
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner as Follows:

2112 Piccadilly Place
Nashville, TN 37215

Send Tax Bills To:
Gaius Hill
2112 Piccadilly Place
Nashville, TN 37215

Map-Parcel Numbers

114-0-172
08D41710
and
114-0-169
08D41720

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred and Eighty Two Thousand Dollars ($482,000.00).

Gaius Hill
Gaius Hill

SUBSCRIBED AND SWORN TO before me, this the 13 day of March, 1989.

Notary Public

My Commission Expires: 9-13-91

FOR AND IN CONSIDERATION OF the sum of Four Hundred and Eighty Two Thousand Dollars ($482,000.00), the receipt and sufficiency of which are hereby acknowledged, Gowdy Partners, Grantor, has bargained and sold, and by these presents does transfer and convey unto Gaius Hill, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, beginning at an iron pin in the westerly margin of Old Hickory Boulevard at a point approximately 400' South of the Old Hickory Boulevard and I-40 West Interchange and being Charles Pickney's southeasterly most corner; thence along the easterly margin of Old Hickory Boulevard S 05° 31' 12" E,

151.90' to an iron pin in an old fence row; thence proceeding away from Old Hickory Boulevard along James Parks northerly most property line, of record in Book 6365, page 461, Register's Office for Davidson County, Tennessee, N 86° 21' 16" W, 449.64' to an iron pin in an old fence row; thence along Bert Denton's northerly most property line of record in Book 4258, page 70, said Register's Office, N 83° 19' 20" W, 369.61' to a concrete monument at the I-40 West, southerly Right-of-Way and being the southwesterly most corner of said tract; thence along the I-40 Right-of-Way N 53° 18' 41" E, 460.03' to an iron pin in Charles Pickney's westerly property line, of record in Book 6372, page 212, said Register's Office; thence along Pickney's westerly line S 01° 42' 09" W, 169.08' to an iron pin in an old fence row: thence along Pickney's southerly property line S 86° 34' 07" E, 438.13' to the beginning, containing 2.85 acres as surveyed by Gaffron and Jeffers in May of 1986.

BEING ~~part of~~ the same property conveyed to Gowdy Partners, by deed from Beatrice Gray, a widow, of record in Book 7275, page 583, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 623 Old Hickory Boulevard, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

The lien for 1989 taxes which have been prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hands this 13th day of March, 1989.

GOWDY PARTNERS

By: Edgar B. Cooper

Title: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Hugh W Entrekin, a Notary Public of said County and State, personally appeared EDGAR B. COOPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of GOWDY PARTNERS, the within named bargainor, a general partnership, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as general partner.

Witness my hand and seal, at Office in Nashville, this 13th day of March, 1989.

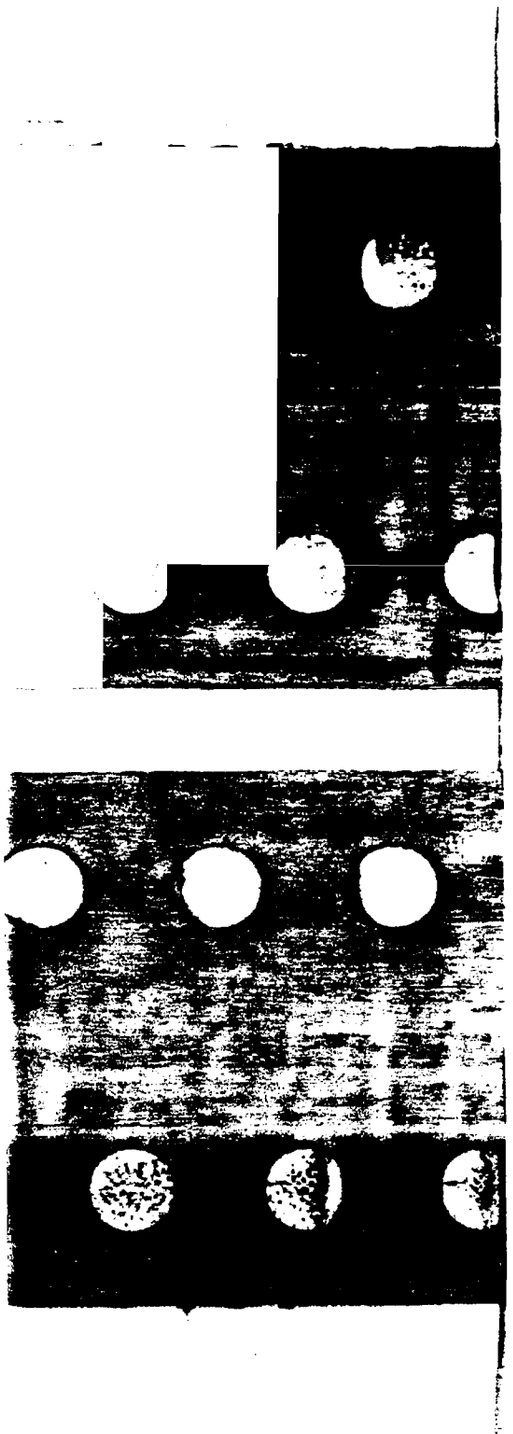
Hugh W. Entrekin
Notary Public

HUGH W. ENTREKIN NOTARY PUBLIC AT LARGE

My Commission Expires: 7-13-91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Mar 14 9 27 AM '89
IDENTIFICATION REFERENCE
16120

2967Y/03-13-89



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

RECEIVED OF _____

FOR _____

BOOK 7792 PAGE 431

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 482000.00
CON TX 1590.60
PRFEE 0.50
WDEED 9.00
TOTAL 1600.10
CHECK 1600.10

03/14/89 01 09:40 0001 5361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16120

IDENTIFICATION REFERENCE

MAR 14 9 37 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 189893