THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 7812 PAGE 409

3711 04/10 0101 03CHECK 1867.04

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
J-E PROPERTIES, a Tennessee Gen. Partnership c/0 Homer Chance 608 Gallatin Rd. North Madison TN 37115	SAME	Part of: Map 26-12 Parcel 11

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES DANIEL HOLDER and wife, BARBARA L. HOLDER, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said J-E PROPERTIES, a Tennessee General Partnership, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, and being a portion of a tract marked Reserve for Commercial Area on the Plan of Mansker Meadows, Section 2, of record in Book 2663, page 15, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, #823, dated April 4, 1989, and known as Job No: 87-042 as follows:

BEGINNING at a point on the southerly margin of Gallatin Road (U.S. 31-E), said point of beginning being the Northeast corner of the Pronto Oil Subdivision of record in Book 4885, page 186, Register's Office for Davidson County, Tennessee, and being the Northwest corner of the herein described tract; thence with the southerly margin of said Gallatin Pike N 83°31'00" E 404.90 feet to an iron pin; thence S 06°29'00" E 16.00 feet to an iron pin; thence N 83°31'00" E 55.10 feet to an iron pin; thence leaving the margin of said Gallatin Pike and severing the said Reserved for Commercial tract S 06°29'00" E 288.87 feet to an iron pin set in the northerly line of Mansker Meadows, Section 2, of record in Book 2663, page 15, Register's Office for Davidson County, Tennessee; thence with the line of said Mansker Meadows S 83°41'13" W 299.30 feet to an iron pin; thence S 67°53'47" W 86.00 feet to an iron pin; thence S 82°40'07" W 77.88 feet to an iron pin the Southeast corner of said Pronto Oil Subdivision; thence with said subdivision N 06°29'02" W 328.29 feet to the point of beginning, containing 3.26 acres, more or less.

BEING a part of the same property conveyed to James Daniel Holder and wife, Barbara L. Holder, by deed of record in Book 7331, page 114, Register's Office for Davidson County, Tennessee.

un
This is/improved property, known as: Gallatin Rd. between Mansker Creek and Cumberland Hills Drive

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 7 day of April, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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James Daniel Holder
JAMES DANIEL HOLDER

Barbara L. Holder
BARBARA L. HOLDER

RUSH

APR 10 8 13 AM '89

23201

STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ Davidson)

The actual consideration or value, whichever is greater, for this transfer is $563,800.00.

Thomas D. Leff
AFFIANT

Subscribed and sworn to before me, this 7th day of April, 1989.

Lynda Conwell
NOTARY PUBLIC

My Commission Expires: 5/13/1990

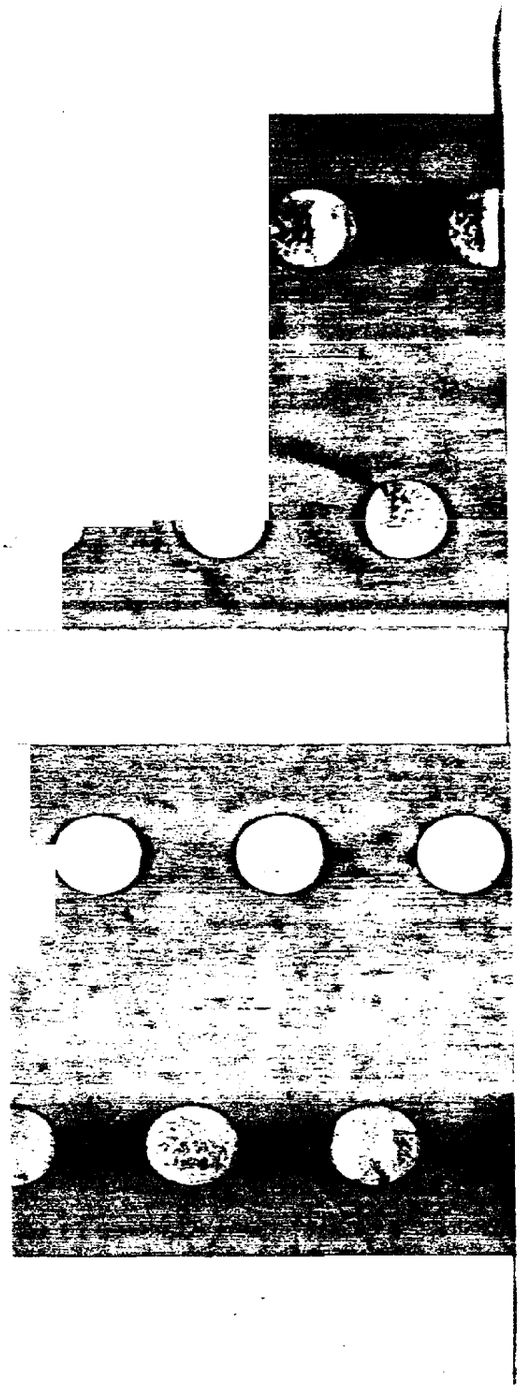
STATE OF TENNESSEE)
COUNTY OF ~~SUMNER~~ Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared JAMES DANIEL HOLDER and wife, BARBARA L. HOLDER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Madison, Tennessee, this 7th day of April, 1989.

Lynda Conwell
NOTARY PUBLIC

My Commission Expires: 5/13/1990



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

RECEIVED OF _____

FOR _____

BOOK 7812 PAGE 411

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 563800.00
CON TX 1860.54
PRFEE 0.50
WDEED 6.00
TOTAL 1867.04
CHECK 1867.04

04/10/89 01 08:14 0001 3711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2320 U I.

IDENTIFICATION

APR 10 8 13 AM '89

No. 198123