FOR AND IN CONSIDERATION of the sum of ONE-HUNDRED SEVENTY THOUSAND ($170,000.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, CREATIVE INVESTMENT, INC., a Tennessee Corporation, hereinafter called the Grantor, has this day bargained and sold and by these presents does hereby transfer and convey unto JOHN W. ROSEBERRY, JR. and wife, LULA ANN ROSEBERRY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land lying and being located in the 35th. Councilmanic District of Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT ONE (1) on the Plan of Saturn Subdivision as of record in Plat Book 6900, page 852, Register's Office for Davidson County, Tennessee and being more particularly described as follows; to-wit:

BEGINNING AT AN IRON PIN on the Western right of way (60 feet) of Old Harding Pike said pin being the Northeast corner of herein described Lot One (1) and the Southeast corner of property conveyed to Fatima Telwar as of record in Deed Book 6939, page 201, Register's Office for Davidson County, Tennessee; thence, following said Western right of way with a curve to the right having a central angle of 08 degrees 19 minutes 31 seconds, a radius of 1178.49 feet, an arc length of 171.24 feet, a tangent of 85.77 feet and a chord bearing and length of South 37 degrees 04 minutes 27 seconds West 171.09 feet to an iron pin, said iron pin being the Northeast corner of Lot Two (2) Saturn Subdivision; thence, leaving said Western right of way and following the North line of Lot Two (2) North 73 degrees 40 minutes 09 seconds West 375.86 feet to an iron pin; thence North 16 degrees 19 minutes 51 seconds East 160.00 feet to an iron pin, said pin being the most Northeast corner of said Lot Two (2), said pin also being on the South line of aforementioned Telwar property; thence, following said South line South 73 degrees 40 minutes 09 seconds East 436.46 feet to the POINT OF BEGINNING, containing 65,340 square feet or 1.50 acres, more or less, according to survey of James D. Wamble, Tennessee Registered Land Surveyor, number 1136, dated March 31, 1988.

BEING THE SAME PROPERTY CONVEYED to Creative Investment, Inc., a Tennessee Corporation, by Warranty Deed from R. W. Bolster & Associates, Inc., a Tennessee Corporation, as of record in Book 7817, page 432, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

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AND GRANTOR DOES COVENANT with the said Grantees, that it is lawfully seized and possessed of said land, in fee simple, has good right to convey it, and that it is unencumbered except as follows:

1. Davidson County Taxes for 1989 are a lien against the property but are not due and payable. Said taxes have been prorated between the parties as of the date of this instrument with Grantor paying his prorata part thereof to Grantee who will have responsibility of paying said taxes when they become due and payable.

2. Subject to Restrictive Covenants of record in Book 5359, page 329, Register's Office for Davidson County, Tennessee.

3. Subject to an Agreement for Dedication of Easement for Public Water Line and temporary construction easement of record in Book 4816, page 941, Register's Office for Davidson County, Tennessee.

4 Subject to 20 foot wide public utilities and drainage easement along the northerly and easeterly boundary lines, and conditions noted in a plat which is of record in Book 6900, page 52, Register's Office for Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS AND BINDS ITSELF, its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and representatives, against the lawful claims of all persons, whosoever.

WITNESS OUR HANDS, on this the 13 day of April, 1989.

CREATIVE INVESTMENT, INC.

BY: J. D. Stephens
J. D. STEPHENS

TITLE: President

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said State and County, J. D. STEPHENS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of CREATIVE INVESTMENT, INC., A TENNESSEE CORPORATION, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND AND OFFICIAL SEAL at Franklin, Tennessee, this 13 day of April, 1989.

May 1, 1989
My Commission Expires:

Notary Public

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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THE ACTUAL CONSIDERATION for this transfer or value of property transferred, whichever is greater, is $170,000.00.

John W. Roseberry Jr.
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 13 day of April, 1989.

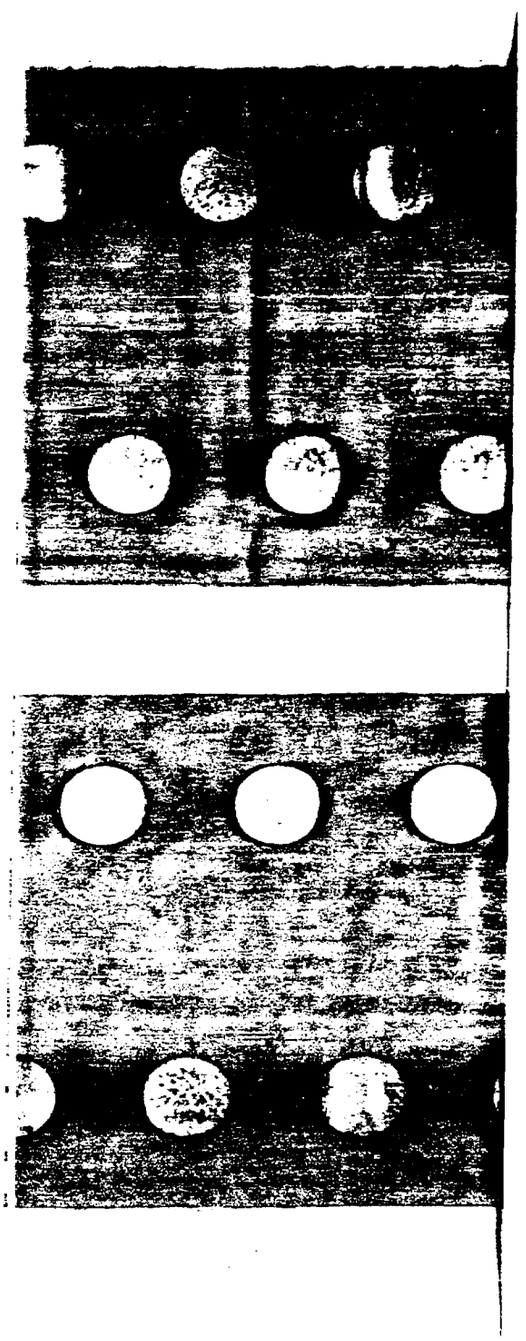
May 1, 1989
My Commission Expires:

Ellie C. Schrader
Notary Public

SEND TAX STATEMENTS TO:	NEW OWNER:	PREPARED BY:
JOHN W. ROSEBERRY, JR.	JOHN W. ROSEBERRY, JR.	James L. Woodard
RT. 3, KING ROAD	RT. 3 KING ROAD	308 Public Square
FAIRVIEW, TN 37062	FAIRVIEW, TENNESSEE 37062	Franklin, Tennessee
		WCET 89-1052

MAP: PT 156 PARCEL: 1.00

5904 04/14 0101 03CHECK 57



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

RECEIVED OF _____

FOR _____

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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 170000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK TX 561.00
PRFEE 0.50
WDEED 9.00
TOTAL 570.50
CHECK 570.50

04/14/89 01 12:36 0001 5904

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IDENTIFICATION REFERENCE

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FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 200287