THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail - 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
R.L.& W. MANAGEMENT COMPANY
954 Carlin St.
Goodlettsville TN. 37072

SEND TAX BILLS TO:
SAME

MAP/PARCEL NUMBER:
MAP 17
P/O PARCELS 33, 219, 220 & 221
& 225

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00.

Joyce W. Ward Sr.
AFFIANT

Subscribed and sworn to me, this the 12th day of June, 1989.

Denise C. Allen
Notary Public
My commission expires: 5-11-92

41104

RECEIVED FOR RECORD
JUN 15 8 33 AM '89
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, CHARLES D. SPURLOCK ET UX, VIRGINIA FAYE SPURLOCK, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said R.L.& W. MANAGEMENT COMPANY, a Tennessee partnership, hereinafter referred to as GRANTEE, ITS successors and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

THIS IS UNIMPROVED PROPERTY.

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, Its successors 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 to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, Its successors and assigns, against the lawful claims of all persons.

WITNESS our hands this 12 day of June, 1989.

Charles D. Spurlock
CHARLES D. SPURLOCK

Virginia Faye Spurlock
VIRGINIA FAYE SPURLOCK

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES D. SPURLOCK ET UX, VIRGINIA FAYE SPURLOCK, the within named bargainor, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON Tennessee, on this the 12th day of June, 1989.

Denise C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Land in the 10th Civil District of Davidson County, Tennessee and described as Tract #3 and #5 according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated March 3, 1988, revised March 29, 1989, as follows:

TRACT #3: Beginning at an existing iron pin, the most northeast corner of this tract, and being a corner to William D. Patton; thence, with the line of said Patton S. 5 deg. 21 min. 25 sec. W. 992.70 feet to an existing iron pin, corner to said Patton and being the most northwest corner of Tract 2 this survey; thence, with the line of said Tract 2, S. 5 deg. 21 min. 24 sec. W. passing an iron pin set in the northerly margin of a 50-foot right-of-way access easement at 574.36 feet and in all a total of 624.36 feet to an iron pin set; thence, N. 67 deg. 49 min. 59 sec. W. 163.85 feet to an iron pin set; thence, N. 82 deg. 26 min. 59 sec. W. 100.00 feet to an iron pin set, said point being the most southeast corner of Tract 4 this survey; thence, with the line of said Tract 4, N. 5 deg. 36 min. 34 sec. E. passing an iron pin set at 60.00 feet, said point being the northerly margin of a 50-foot right-of-way access easement, and in all a total of 970.00 feet to an iron pin set, said point being the most northeast corner of Tract 4; thence, with said Tract 4, N. 81 deg. 45 min. 32 sec. W. 55.00 feet to an iron pin set, in the line of said Tract 4, and being a corner to Tract 5 this survey; thence, with the line of said Tract 5, N. 5 deg. 36 min. 24 sec. E. 604.27 feet to an iron pin set in the line of said Patton; thence, with the line of said Patton, S. 82 deg. 33 min. 31 sec. E. 305.00 feet to the beginning, containing 10.00 acres, more or less.

TRACT #5: Beginning at an iron pin set, in the line of William D. Patton, the most northwest corner of Tract 3 this survey, and being the most northeast corner of this tract; thence, with the line of said Tract 3, S. 5 deg. 36 min. 24 sec. W. 604.27 feet to an iron pin set, corner to said Tract 3 in the northerly line of Tract 4 this survey; thence, with said Tract 4, N. 81 deg. 45 min. 32 sec. W. 295.80 feet to an iron pin set; thence continuing with the line of said Tract 4, S. 2 deg. 42 min. 22 sec. W. passing an iron pin set at 977.10 feet, and in all a total of 997.10 feet to a point, corner to said Tract 4; thence, N. 89 deg. 12 min. 59 sec. W. 150.00 feet to a point; thence N. 2 deg. 05 min. 46 sec. W. passing an iron pin set at 20.00 feet, and in all a total of 738.61 feet to an iron pin set; thence, N. 81 deg. 49 min. 19 sec. W. 301.85 feet to an iron pin set; thence, N. 1 deg. 43 min. 26 sec. W. 890.00 feet to an existing iron pin in the line of said William D. Patton; thence, with the line of said Patton S. 82 deg. 33 min. 31 sec. E. 909.07 feet to the beginning, containing 18.39 acres more or less.

BEING Tract #3 and #5 of the same property conveyed to Charles D. Spurlock et ux, Virginia Faye Spurlock by the following deeds of record: Book 4690, page 252, Book 4868, page 866, Book 4868, page 868, and Book 4868, page 870, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

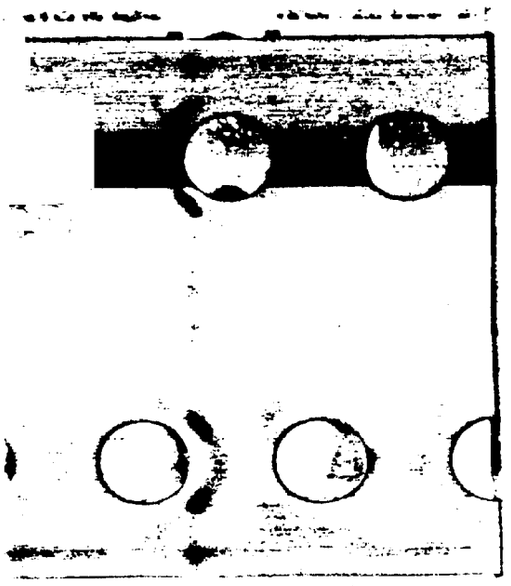
1. Real property taxes for 1989 and all future years.

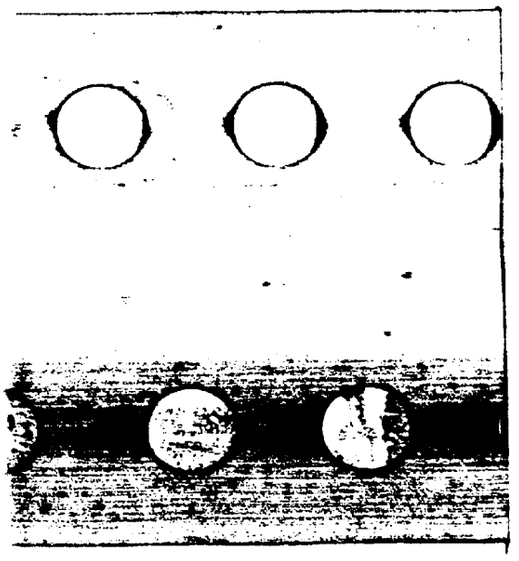
2. Unrecorded easements for roads and utilities, if any.

3. Exceptions as per Survey of Ray G. Cole, Registered Surveyor No. 924, dated March 3, 1988, as revised March 29, 1989, which exceptions include an overhead power line along the southerly portion of the lot; a water line as described by the owner located along the southerly portion of the lot; a 50-foot right-of-way access easement from Lickton Pike and a 10-foot utility easement along the southerly portion of the lot.

4. EASEMENT AND UTILITY DECLARATION, of record in Book ____, page _____, Register's Office for Davidson County, Tennessee.

5. Easement reserved to Edward Dewey Presley et ux, Hattie Elizabeth Eanes Presley, in Deed of record in Book 4698, page 485, said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7864 PAGE 930

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	49000.00
CON TX	161.70
PRFEE	0.50
WDEED	12.00
TOTAL	174.20
CHECK	174.20

06/15/89 01 08:35 0001 4967

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41104

IDENTIFICATION

JUN 15 8 33 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 219295