611 Commerce St., Suite 3012						96-9-95
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Nashville, TN 37203						
(CITY)	(STATE)	(ZIP CODE)	(CITY)	(STATE)	(ZIP CODE)	

WARRANTY DEED BOOK 7894 PAGE 782

For and in consideration of the sum of TEN & 00/100---------- ($10.00)---------- DOLLARS

cash in hand paid by the Grantees; and other good and valuable considerations, receipt of which is hereby acknowledged;

7664 07/21 0101 03CHECK 950.50

I, MALLIE MILLER, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS W. MOLTENI and JAMES M. POWERS, JR., d/b/a POWERS-MOLTENI INTERESTS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land located within the First Civil District of Davidson County, Tennessee and described MORE FULLY ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF COPIED HEREIN VERBATIM.

5. 1 2. 3 4.

IDENTIFICATION REFERENCE.

JUL 21 1 33 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 414 Donelson Pike
(House Number) (Street)
Nashville, TN 37214
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of July, 19 89.

Mallie Miller
MALLIE MILLER

y appeared before me _____, a Notary Public in and for said County and State Mallie Miller

the within named bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seat at _____ Tennessee, this 7th day of July, 19 89.

Notary Public

Commission expires 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 285,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

X _____

Sworn to and subscribed before me this 7th day of July, 19 89.

My commission expires 5-20-92 Notary Public

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

MALLIE MILLER

TO

THOMAS W. MOLTENI &
JAMES M. POWERS, JR. d/b/a
POWERS-MOLTENI INTERESTS

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

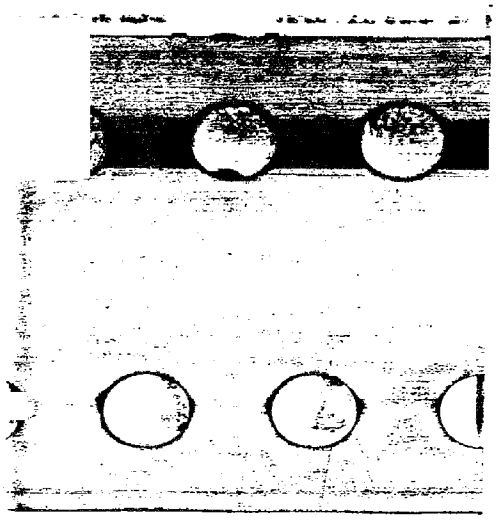
AREA CODE 615
TELEPHONE 865-4750

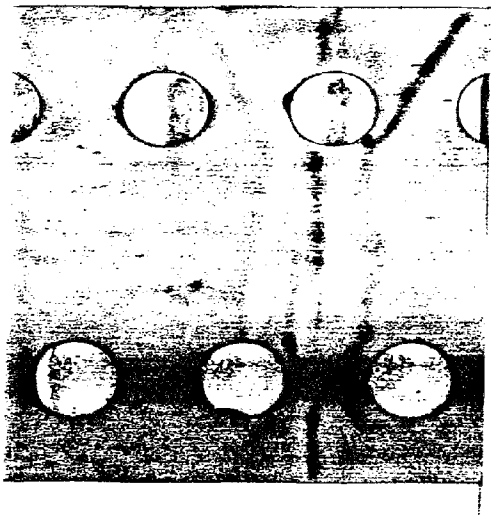
E X H I B I T "A"

A tract of land located within the First Civil District of Davidson County, Tennessee and described according to a survey by R.L. Montoya-Land Surveying dated 5-17-88 as follows:

BEGINNING at an existing concrete monument located in the southerly right-of-way margin of Lakeland Drive, said monument being common to the northeast corner of Lot 27 on the Plan of Martinwood Heights Subdivision of record in Plat Book 2133, page 63, Register's Office for Davidson County, Tennessee, and the northwest corner of this tract; thence, with said southerly margin of Lakeland Drive, South 85 deg. 09' 31" East, 232.71 feet to an iron pin; the beginning of a return to the right; thence, with said return, 38.40 feet to an iron pin in the westerly right-of-way margin of Donelson Pike; said return has a delta of 89 deg. 20' 10", a radius of 24.63 feet and a tangent of 24.35 feet; thence, with said westerly margin, South 04 deg. 17' 00" West, 135.75 feet to an iron pin; the northeast corner of the A.W. Gordon Property of record in Deed Book 2018, page 179 for said County, and the southeast corner of this tract; thence, leaving said westerly right-of-way along Gordon's north line North 85 deg. 11' 00" West, 257.33 feet to an existing concrete monument marking the southeast corner of said Lot 27 and the southwest corner of this tract; thence, with the east line of said Lot 27, North 04 deg. 22' 05" East, 160.20 feet to the point of beginning, containing 41,063 square feet more or less.

BEING the same property conveyed to James Miller and wife, Mallie Miller by deed from Leslie Boyd Jones and wife, Robbie R. Jones of record in Book 2489, page 287, Register's Office for Davidson County, Tennessee and by deed from Leslie Boyd Jones, etux of record in Book 2488, page 249, said Register's Office. The said James Miller having since died.





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

RECEIVED OF _____

FOR _____

BOOK 7894 PAGE 785

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	
				285000.00
			CON TX	940.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	950.50
			CHECK	950.50
07/21/89		01	13:33 0001	766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5. 1. 2. 3. 4.

IDENTIFI REFERENCE

JUL 21 1 33 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231306