ADDRESS OF NEW OWNERS:

J. MITCHELL BOYD
c/o Shannon's
1727 Eldridge Hall Pike
Nashville, Tenn 37210
SEND TAX STATEMENTS TO:

J. MITCHELL BOYD
Same

MAP 108, Parcel 00-001

INSTRUMENT PREPARED BY:

WAYNE B. GLASGOW, JR.
Attorney at Law
403 Church Street
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration including the exchange of certain real properties, the receipt and sufficiency all of which is hereby acknowledged, ANDERSON PROPERTIES, a Tennessee general partnership composed of L.C. Anderson, Jr. and Leona Anderson Butler, (hereinafter the GRANTOR), has bargained and sold, and by these presents does hereby transfer and convey unto J. MITCHELL BOYD, (hereinafter the GRANTEE), his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, along with all improvements and appurtenances thereunto belonging, as more particularly described on Exhibit A (Legal Description) attached hereto and incorporated herein by reference as a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the improvements, appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever.

And GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as reflected on Exhibit B (Permitted Encumbrances) attached hereto and incorporated herein by reference as part hereof.

And GRANTOR does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR through its duly authorized general partner has hereunto set its hand to the Warranty Deed as of this 15th day of September, 1989.

ANDERSON PROPERTIES

BY: _____
L.C. ANDERSON, JR.

ITS: General Partner
General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, L.C. Anderson, Jr., General Partner of Anderson Properties, a Tennessee General Partnership, 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 General Partner therein of Anderson Properties, a Tennessee General Partnership, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS, my hand at office this the 15th day of September, 1989.

_____
NOTARY PUBLIC

My Commission Expires: 3-19-92

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,375,799.04.

_____
AFFIANT

Sworn to and subscribed before me
this 15th day of September, 1989.

_____
Notary Public

My Commission Expires: 9-28-92

EXHIBIT A

LEGAL DESCRIPTION

Land lying in the 14th Councilmanic District of Nashville, Davidson County, Tennessee, being the same property shown as Lot 3 on "A Subdivision of the Anderson Properties Land", as recorded in plat book 6900, page 945 in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument marking the northwest corner of said Lot 3, said monument also being on the south right of way margin of Royal Parkway (80' right of way); thence South 85 degrees 40 minutes 58 seconds East 634.16 feet along said south right of way margin to an iron rod marking the point of curvature of the following tangential curve; thence southeasterly to an arc distance of 39.39 feet, leaving said south right of way margin, along said curve to the right, having a radius of 25.00 feet, a delta angle of 90 degrees 17 minutes 09 seconds, and a chord of South 40 degrees 32 minutes 23 seconds East 35.44 feet to an iron rod marking the point of tangency; thence South 04 degrees 36 minutes 11 seconds West 158.96 feet to an iron rod marking the point of curvature of the following tangential curve; thence southwesterly 23.60 feet along said curve to the right, having a radius of 15.00 feet, a delta angle of 90 degrees 08 minutes 06 seconds, and a chord of South 49 degrees 40 minutes 14 seconds West 21.24 feet to an iron rod marking the point of tangency, said iron rod also being on the north line of Larkwood Subdivision, as recorded in plat book 2900, page 144 in said Register's office; thence North 85 degrees 15 minutes 43 seconds West 32.30 feet along said north line to a concrete monument; thence North 85 degrees 05 minutes 27 seconds West 52.04 feet along said north line to a concrete monument; thence North 85 degrees 50 minutes 57 seconds West 559.79 feet along said north line to a concrete monument marking the southeast corner of the land of Sam Moore as recorded in deed book 6768, page 582 in said Register's office; thence North 04 degrees 34 minutes 02 seconds East 199.86 feet, leaving said north line, and along the east line of said Moore land to the point of beginning, containing 3.008 acres, more or less.

Being a portion of the property conveyed to Anderson Properties, a partnership composed of L.C. Anderson, Jr. and Leona Anderson Butler by Deed of record in Book 5854, page 749, as corrected by Quit-Claim Deed of record in Book 6904, page 853, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. 1989 real property taxes for Metro Davidson County, which are being prorated with Grantor paying its prorated share to Grantee who will be responsible for payment in full of such on or before the due date.

2. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4966, page 21.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 5328, page 596.

4. Easement(s) as set forth in instrument recorded in Book 4697, page 897.

5. All matters shown on Plat recorded in Book 6900, page 945, including but not limited to:

(a) 20' Minimum Building Setback Line from southerly line.

(b) 15' Public Utility and Drainage Easement and Minimum Building Setback Line from Royal Parkway.

(c) 20' Sewer Easement.

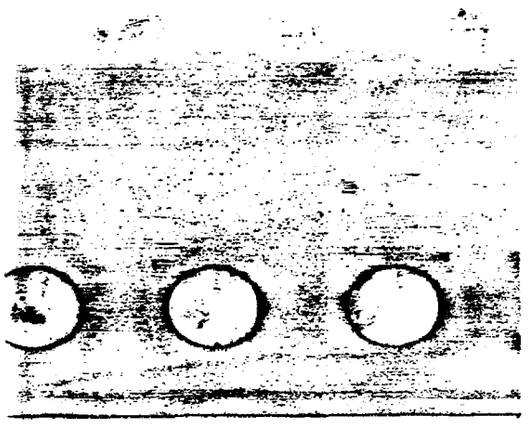
(d) 24" RCP in 20' Drainage Easement.

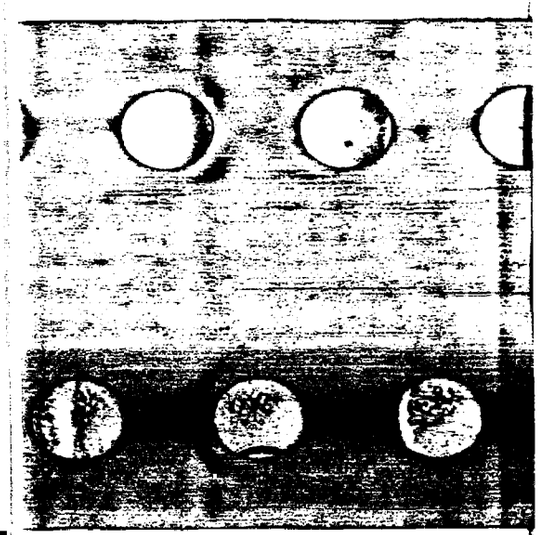
(e) Restrictions as set forth in Owner's Certificate and notes.

6. Any visible easements lying on or across the subject Property.

7. Applicable zoning ordinances and building restrictions for Metro Davidson County as such may affect the subject property.

6.7.3.2 6.
IDENTIFICATION REFERENCE
SEP 19 11 51 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
5105 09/19 0101 03CHECK 4553.14





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

RECEIVED OF _____

FOR _____

BOOK 7941 PAGE 397

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 1375799.04
CON TX 4540.14
PRFEE 1.00
WDEED 12.00
TOTAL 4553.14
CHECK 4553.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/89 01 11:51 0001 6105

6.7.3.2 6.

IDENTIFI REFERENCE

SEP 19 11 51 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250083