This instrument prepared by:
J. MICHAEL JACOBS, Esquire
JACOBS, HOLT, MASTEN & CLAYTON
311 White Bridge Road
Nashville, Tennessee 37209
615/353-0930

Address New Owner(s)	Send Tax Bills to:	Map-Parcel No.
Sprintz Management Co. c/o Charles Sprintz 325 White Bridge Road Nashville, TN 37209	SAME	103-02-023

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand & 00/100 ($160,000.00) Dollars cash in hand paid, and Buyer's Deed of Turst Note in the original principal amount of Fifteen Thousand ($15,000.00) Dollars, payable in one (1) installment due March 1, 1991, plus accrued interest as provided therein, secured by a Deed of Trust of even date herewith and recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee, receipt of all of which is hereby acknowledged, WE, FRANK WAGGONER, as EXECUTOR of the Estate of ARGIE LEE WAGGONER, Deceased, Davidson County Probate Court No. 93966; and ROY LEE WAGGONER, JR. a/k/a ROY L. WAGGONER, JR., Devisee under the Last Will and Testament of ARGIE LEE WAGGONER of record in Will Book 169, Page 888, Probate Court for Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said SPRINTZ MANAGEMENT CO., a Tennessee General Partnership, the GRANTEE herein, its successors, transferees and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Eighth (8th) Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the westerly margin of the White Bridge Road 450 feet in a Northerly direction from the Northerly margin of Burgie [sic. Burgess] Street where it joins the White Bridge Road at the Northeast corner of Carl Waggoner's lot, then with the Westerly margin of the White Bridge Road in a Northerly direction, 100 feet to a point; then in a westerly direction 244 feet, more or less, to a point in the Easterly margin of an alley, 510 feet in a Northerly direction from the North margin of Bergie [sic. Burgess] Street; then with the Easterly margin of said alley 90 feet in a Southerly direction to Carl Waggoner's Northwest corner; then in an easterly direction with the Northern margin of Carl Waggoner's lots, 234 feet, more or less, to the White Bridge Road and the point of beginning.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE SUBJECT TRACT IS A TRACT OF LAND CONVEYED TO ROY L. WAGGONER, JR. AND WIFE, JO WAGGONER, BY DEED OF RECORD IN BOOK 2957, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

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IDENTIF. T REFERENCE
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DAVIDSON COUNTY

Land in the Eighth (8th) Civil District of Davidson County, Tennessee as follows: Beginning at the Northeast corner of Carl Waggoner's lot; thence with the Westerly margin of White Bridge Road in a Northerly direction 50 feet; thence in a Westerly direction and parallel with Carl Waggoner's boundary line 244 feet, more or less, thence in a Southerly direction and parallel with White Bridge Road 45 feet to the Northwest Corner of Carl Waggoner's lot; thence along the line of Carl Waggoner's Northern boundary line in a Easterly direction 234 feet to the point of beginning.

ALSO, INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM IS THAT PORTION OF THE PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED FROM ARGIE LEE WAGGONER, OF RECORD IN BOOK 4890, PAGE 212, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the property conveyed to Argie Lee Waggoner, of record in Book 1264, Page 339, Register's Office for Davidson County, Tennessee, and by deed to Roy L. Waggoner, Sr. and Wife, Argie Lee Waggoner of record in Book 2697, Page 565, Register's Office for Davidson County, Tennessee. Both Roy L. Waggoner, Sr. and Argie Lee Waggoner, having since died with Roy L. Waggoner, Sr. having since predeceased Argie Lee Waggoner and the property now being vested in Roy Lee Waggoner, Jr., under the Will of Argie Lee Waggoner of record in Will Book 169, Page 888, Probate Court Clerk's Office for Davidson County, Tennessee.

JO DORIS WAGGONER, spouse of ROY LEE WAGGONER a/k/a ROY L. WAGGONER, JR. joins in this conveyance to convey her interest, if any, in the subject realty, whether marital or otherwise.

unimproved( )
This is improved (x) property, known as: 321 White Bridge Road, Nashville, Tennessee 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, transferees and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, its successors, transferees 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 28th day of February, 1990.

Frank Waggoner, Executor
FRANK WAGGONER, Executor of the
Estate of ARGIE LEE WAGGONER

Roy Lee Waggoner Jr.
ROY LEE WAGGONER, JR. a/k/a
ROY L. WAGGONER, JR.

Jo Doris Waggoner
JO DORIS WAGGONER

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK WAGGONER, Executor of the Estate of ARGIE LEE WAGGONER, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 28th day of February, 1990.

Jannette G. Jacobs
NOTARY PUBLIC

My commission expires: March 11, 1991



STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY L. WAGGONER, JR. and Wife, JO WAGGONER, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 28th day of February, 1990.

Jannette G. Jacobs
NOTARY PUBLIC

My commission expires: March 11, 1991



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $175,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles Sprintz Partner
SPRINTZ MANAGEMENT CO
CHARLES SPRINTZ

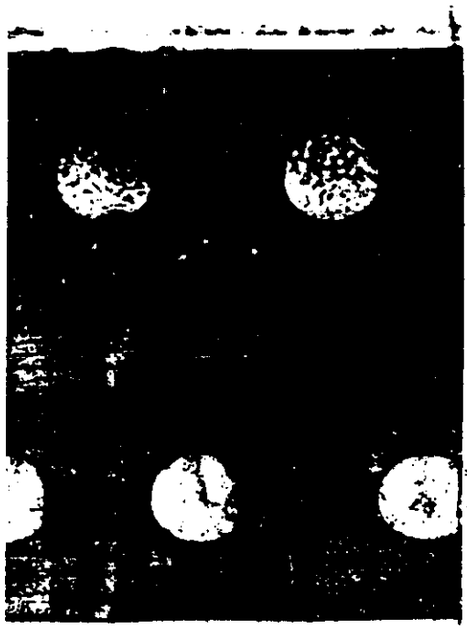
Sworn to and subscribed before me this 28th day of February, 1990.

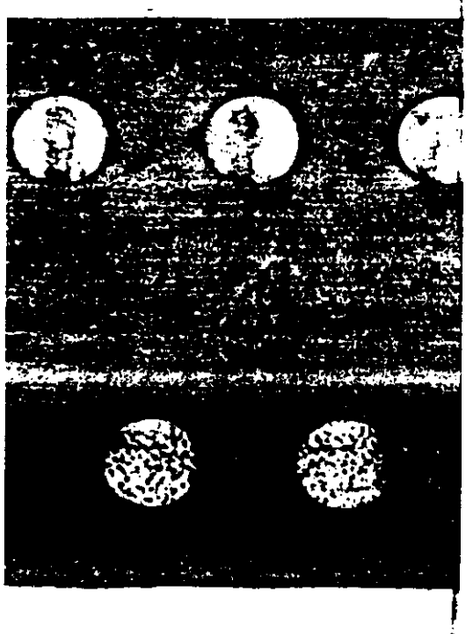
Jannette G. Jacobs
NOTARY PUBLIC

My commission expires: March 11, 1991



07/01 03/08 0101 03CHECK 587.50





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

RECEIVED OF _____

FOR _____

BOOK 8060 PAGE 651

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				175000.00
			CON TX	577.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	587.50
			CHECK	587.50
03/08/90	01		12:17 0001	0701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

MAR 8 12 20 PM '90

DAVIDSON COUNTY TN.

No. 299192