BOX 23

File No: 8448-1

BOOK 8090 PAGE 1

Address New Owner:	Send Tax Bills To:	Map/Parcel
Barry Templeton, Trustee	Same	Map 40
109 Brigham Circle	MORTGAGEE	Par 24, 161
Greer, South Carolina 29651		

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantees. and other good and valuable considerations, the receipt of which is hereby acknowledged, LYNDA T. LINDSEY, TRUSTEE with full power to mortgage, sell or convey without the joinder of any beneficiary, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said BARRY TEMPLETON and JIMMY RANDALL hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> See the attached EXHIBIT "A" (which is hereby incorporated by reference as though fully copied verbatim herein.)

Being the same property conveyed to Lynda T. Lindsey, Trustee with full power to mortgage, sell or convey without the joinder of any beneficiary, by deed from J.J.R.A.M.C. Inc. of record in Book 7684, page 295, Register's Office for Davidson County, Tennessee.

This property is conveyed subject right-of-way of Old Hickory Boulevard; to all applicable local government planning, building and zoning regulations

It is agreed and understood that the above-named Grantee assumes and agrees to pay the remaining unpaid balance of a deed of trust of record in Book 6755, page 630, said Register's Office.

This is improved property known as 7417 Old Hickory Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said BARRY TEMPLETON and JIMMY RANDALL their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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

19522

IDENTIF. REFERENCE

APR 17 2 27 PM '90

WITNESS our hands on this 16th day of April, 1990.

Lynda T. Lindsey, Trustee

LYNDA T. LINDSEY, TRUSTEE,
with full power to mortgage,
sell or convey without the
joinder of any beneficiary.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Tom D. Coleman Jr.
AFFIANT

Sworn to and subscribed before me this 17th day of April, 1989.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynda T. Lindsey, Trustee, with full power to mortgage, sell or convey without the joinder of any beneficiary, the 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 seal at Brentwood, Tennessee this 17 day of April, 1990.

Tom D. Coleman Jr.
NOTARY PUBLIC

My commission expires: 3-2-1990.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

1974 04/17 0101 03CHECK 340.00

EXHIBIT "A"

FIRST TRACT: (Map 40, parcel 24)

Property located in the 11th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by Wamble & Associates on October 6, 1988, as follows:

Beginning at a railroad spike in the center line of Old Hickory Boulevard (State Route 45) said spike being the southeast corner of property conveyed to J.J.R.A.M.C. Inc. as of record in Deed Book 7261, page 795, Register's Office for Davidson County, Tennessee; thence following the east boundary of said J.J.R.A.M.C., Inc. the property North 06 degrees 16 minutes 29 seconds West 249.38 feet to an iron pin (set) said pin being the northeast corner of aforementioned J.J.R.A.M.C., Inc. property, said rod also being the point of commencement of herein described property; thence following the north boundary of J.J.R.A.M.C. Inc. property South 81 degrees 55 minutes 08 seconds West 200.00 feet to an iron pin (set), said pin being the northwest corner of said J.J.R.A.M.C. Inc. property said pin also being on the east boundary line of property conveyed to O. A. Waldrop as of record in Deed Book 2492, page 513, Register's Office for Davidson County, Tennessee; thence following the east boundary of said Waldrop property North 06 degrees 16 minutes 29 seconds West 434.53 feet to an iron pin (set); thence continuing along said east boundary North 81 degrees 55 minutes 08 seconds East 200.00 feet to an iron pin (found) said pin being the most southeast corner of said Waldrop Property, said pin also being the northeast corner of property conveyed to J.J.R.A.M.C. Inc. as of record in Deed Book 7120, page 258, Register's Office for Davidson County, Tennessee; thence following the western boundary of said J.J.R.A.M.C., Inc. property South 06 degrees 16 minutes 29 seconds East 434.50 feet to the point of commencement containing 86,863 square feet or 1.99 acres, more or less.

Being the same property conveyed to Lynda T. Lindsey, Trustee with full power to mortgage, sell or convey without the joinder of any beneficiary by deed from J.J.R.A.M C. Inc. of record in Book 7684, page 295, Register's Office for Davidson County, Tennessee.

SECOND TRACT: (Map 40, parcel 161)

Land in the 10th Civil District of Davidson County, Tennessee, described in part according to a survey by Ed Garrett Surveyor, dated February 10, 1954, as follows:

Beginning at a point in the center line of Old Hickory Boulevard at the southwest corner of the property conveyed to George P. Howell and William H. Howell by deed from W. J. Tillman, of record in Book 2276, page 81, Register's Office for Davidson County Tennessee; thence in a northwesterly direction and with said Howell's west line 250 feet to a point, thence westerly and parallel with Old Hickory Boulevard 200 feet to a point; thence southerly and parallel with Howell's line 250 feet to the center line of Old Hickory Boulevard; thence North 76 degrees 30 minutes East 100 feet and North 79 degrees 30 minutes East 100 feet to point of beginning.

Being the same property conveyed to Lynda T. Lindsey, Trustee with full power to mortgage, sell or convey without the joinder of any beneficiary by deed from J.J.R.A.M.C., Inc. of record in Book 7684, page 295, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8090 PAGE 4

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 100000.00
CON TX 330.00
PRFEE 1.00
WDEED 9.00
TOTAL 340.00
CHECK BANK 340.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/17/90 01 14:26 0001 1974

19522

IDENTIF. TREFERENCE

APR 17 2 27 PM '90

DAVIDSON COUNTY TN.

No. 311074