File
Box 31

This Instrument Prepared By:

Dale L. Stegall
Harwell Martin & Stegall
5110 Maryland Way
Brentwood, Tennessee 37027

BOOK 8096 PAGE 664

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
ELD Corp., a Tennessee Corporation Suite 212 6447 Miami Lakes Drive Miami Lakes, Florida 33014	Same	107-06-0 012.00

4:11 04'25 0101 DSC-FEDX 917.50

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration including the assumption of certain existing secured indebtedness, the receipt of all of which is hereby acknowledged, Walter L. Timmons, Jr., Trustee, with full power to transfer, convey and encumber without joinder of any beneficiary, the Grantor herein, has bargained and by these presents does transfer and convey unto ELD Corp, a Tennessee corporation, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A tract of land in the 3rd Civil District of Davidson County, Tennessee, being Lots 235, 236, 237 and 238, as shown on the Plan of Bel Air Sect. 2, as of record in Book 2900, pages 29-32, Register's Office for Davidson County, Tennessee, and more particularly described by survey of Barry Greer, dated October 4, 1977, as follows:
>
> Beginning at an iron pin set at the intersection of the eastern R.O.W. of the Dabbs Avenue and the northern boundary of the property conveyed to Hitt and Finkelstein by deed of record in Book 4098, page 880, Register's Office for Davidson County, Tennessee and proceeding as follows: with said R.O.W., North 07° 24' W, 152.00 feet to an iron pin; thence, with a curve to the right having a radius of 974.1 ft. a distance of 138.30 feet to an iron pin; thence, leaving said R.O.W. and with the southern line of Lot 239, S 88° 54' E, 155.00 ft. to an iron pin in the western R.O.W. of Briley Parkway; thence with said R.O.W. in a southerly direction with a curve to the left; having a radius of 2110.00 ft. a distance of 271.30 ft. to a concrete monument; thence N 74° 30' E, 19.64 feet to a concrete monument; thence, in a southerly direction with a curve to the left, having a radius of 2090.00 ft. a distance of 23.38 feet. to an iron pin in said line of Hitt and Finkelstein; thence S 89° 25' W 203.38 feet to the beginning and containing 1.16 acres, more or less.
>
> Being the same property conveyed to Walter L. Timmons, Jr., Trustee, by deed from Dale L. Stegall, Trustee, of record in Book 8015 page 699, Register's office of Davidson County, Tennessee.

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 and assigns, forever. Grantor does covenant with the said Grantee that he 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 herein set forth on Exhibit "A." Grantor does further covenant and bind himself, his successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 25th day of April, 1990.

Walter L. Timmons, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Shelly K McBride, a Notary Public of said county, Walter L. Timmons, Jr., Trustee, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 1990.

Shelly K McBride
Notary Public

My Commission Expires:

3-3-92

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer or value of property (whichever is greater) is $275,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn and subscribed this 25th day of April, 1990.

Shelly K McBride
Notary Public

My Commission Expires:

3-3-92

EXHIBIT "A"

1. Taxes from 1990, a lien, but not yet due and payable.

2. Deed of Trust executed by Pat Davis, unmarried, to G. Keeling Turner, II, Trustee, dated June 6, 1973, and recorded in Book 4714, page 910, Register's Office for Davidson County, Tennessee, in favor of Provident Trust Company which states that it secures a debt in the principal sum of $160,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt. Said Deed of Trust was assigned to Kansas City Life Insurance Company of Kansas City, Missouri, by assignment dated June 6, 1973, of record in Book 4714, page 915, said Register's Office.

3. Assignment of Rents executed by Pat Davis to Provident Trust Company dated June 6, 1973, of record in Book 4714, page 917, said Register's Office. Said assignment of rents was assigned to Kansas City Life Insurance Company of Kansas City, Missouri, by assignment dated June 6, 1973, of record in Book 4714, page 919, said Register's Office.

4. Deed of Trust executed by Lee F. Noel, Trustee, to Dave Scobey, Trustee, dated October 5, 1977, and recorded in Book 5206, page 518, Register's Office for Davidson County, Tennessee, in favor of J.D. Eatherly, and wife Daisy Eatherly, which states that it secures a debt in the principal sum of $240,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein. The present amount due should be determined by contacting the owner of the debt.

21973

IDENTIF. REFERENCE

APR 23 1 32 PM '90

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

RECEIVED OF _____

FOR _____

BOOK 8096 PAGE 667

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	275000.00
			CON TX	907.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	917.50
			CHECK	917.50
04/26/90	01	13:32	0001	4911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21973

IDENTIF. REFERENCE

APR 26 1 32 PM '90

DAVIDSON COUNTY TN.

No. 313973