This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 2866
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
Old Hickory Investment Group	same	162-75
4740 Nolensville Road		162-76
Nashville, Tennessee 37211		

0279 10/15 0101 03CHECK 1930.50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, JAMES PHILLIP DORROLL and wife, ANITA B. DORROLL ("Grantors"), have bargained and sold and do hereby transfer and convey unto OLD HICKORY INVESTMENT GROUP, a Tennessee general partnership ("Grantee"), its successors and assigns, two tracts of land located in Davidson County, Tennessee and described on **Exhibit A,** attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for the following permitted exceptions:

1. 1990 real property taxes, a lien but not yet due and payable.

2. Anchor Easements of record in Book 5858, page 254, and in Book 3879, page 636, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 5305, page 453, said Register's Office.

4. Easement to Electric Power Board of record in Book 5329, page 661, said Register's Office.

5. TVA Transmission Line Easement of record in Book 2344, page 7 and Book 2344, page 10, said Register's Office.

6. Deed of Trust executed by James Phillip Dorroll and wife, Anita B. Dorroll, dated June 7, 1989, of record in Book 7861, page 523, said Register's Office, to secure to Brentwood National Bank an indebtedness in the original principal sum of $305,000.00.

7. The right-of-way of Old Hickory Boulevard.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 12th day of Oct., 1990.

James Phillip Dorroll
JAMES PHILLIP DORROLL

Anita B. Dorroll
ANITA B. DORROLL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $582,000.00.

James Phillip Dorroll
AFFIANT

Subscribed and sworn to before me, this 12th day of October, 1990.

Kenneth O. Ezell, Jr.
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth O. Ezell, Jr., a Notary Public in and for said County and State, James Phillip Dorroll and Anita B. Dorroll, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of October, 1990.

Kenneth O. Ezell, Jr.
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

BWKPE1689
9/26/90(rn)

EXHIBIT A

Legal Description

Tract I

Being the west half of a ten acre tract of land in the Fifth Civil District of Davidson County, Tennessee, shown as an unnumbered tract, lying east of third tract, first piece, and north of the third tract, second piece, on the map of certain lands of William Johnson, et al., shown on the plan of record in Book 843, page 39, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the southerly margin of Dorroll property and the westerly margin of Wade White in Book 3225, page 29; thence along White south 14 deg. 22'3" west 672.35 feet; thence north 87 deg. 12'31" west 349.57 feet to an iron pin; thence along the easterly margin of Watson north 15 deg. 32'48" east 598.76 feet to an iron pin; thence north 15 deg. 32'48" east 106.5 feet to an iron pin; thence south 13 deg. 39'26" west 106.5 feet to an iron pin; thence along Dorroll north 78 deg. 57'23" east 318 feet to an iron pin; thence south 86 deg. 15'39" east 40.14 feet to the point of beginning and containing 4.9 acres, more or less.

Being the same property conveyed to Seller by deed from Myrtle E. Jobe, et al., of record in Book 7403, page 840, Register's Office for said County.

Tract II

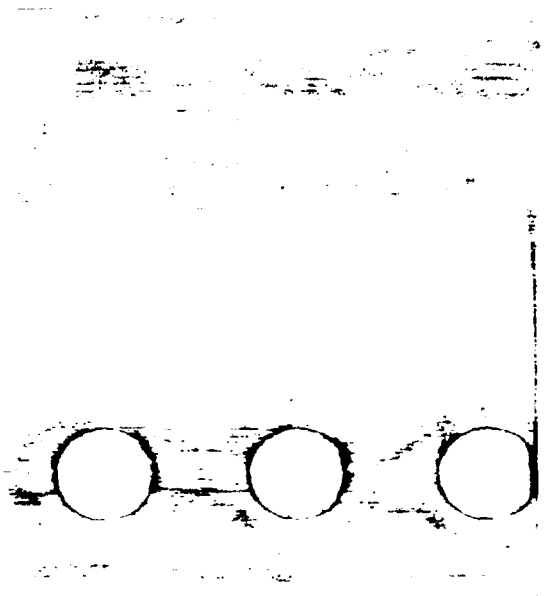
Being part of Lot No. 4 on the Map of a Subdivision of the Jonathon Watson Homeplace, in the 5th Civil District of said County, as of record in Minute Book "I", page 351, County Court for said County, and described according to a copy of a survey thereof dated September 15, 1987, by Larry L. Campbell, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being 79 deg. 45 min. east 1018 feet from the margin of Nolensville Road, being the northeast corner of the Hardison property, in a fence line; thence south 0 deg. 15 min. west 106.5 feet to an iron pin in the north margin of Old Hobson Pike; thence with the margin of the same north 65 deg. 30 min. east 318 feet; thence north 80 deg. 20 min. east 74 feet to the intersection of the north margin of Old Hobson Pike and the south right-of-way line of Old Hickory Boulevard; thence with the margin of said Boulevard, westerly, around a slight curve, 293 feet to a point and continuing with the same, south 79 deg. 45 min. west 71 feet to the beginning, containing 0.4 acres, more or less.

Being the same property conveyed to Seller by deed from Emma Jean Covington, et al., of record in Book 7358, page 688, Register's Office for said County.

Included in the foregoing description but excluded from the term "Land" for purposes of this conveyance is a strip of land fronting on Old Hickory Boulevard, having a depth therefrom of 15+ feet and having a total area of approximately 7,217 square feet. This excluded parcel has been conveyed by Seller to the Metropolitan Government of Nashville and Davidson County, Tennessee as an additional right-of-way for Old Hickory Boulevard.

64982
IDENTIF. TREFERENCE
OCT 15 3 36 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8217 PAGE 548

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

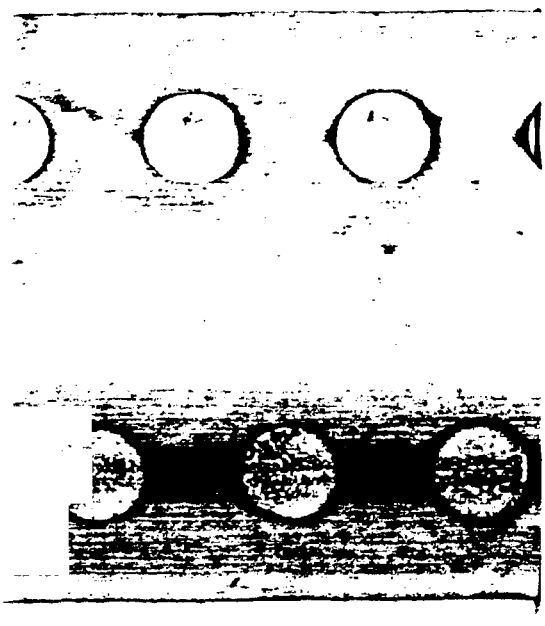
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
582000.00

CON TX	1920.60
PRFEE	1.00
WDEED	9.00
TOTAL	1930.60
CHECK	1930.60

10/15/90 01 15:37 0001 0279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



64982

IDENTIF. TREFERENCE

OCT 15 3 36 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 364529