Send tax bills to:

Southeast Investment, Inc.
600-C Byran St.
Old Hickory, TN 37138

This instrument prepared by:

HOWARD L. CHAMBERS
Attorney at Law
2442 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

Same

Map: 044-11
Group:
Parcel: 002.00
PB # 040-40580
Improved: X
Unimproved:

WARRANTY DEED

THIS INDENTURE made and entered into on this the 17 day of December, 1990, by and between KENNETH E. CARTER and wife, ALICE LEAR CARTER, hereinafter referred to as the GRANTORS, and SOUTHEAST INVESTMENT, INC., a Tennessee corporation, hereinafter referred to as the GRANTEE.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEE, its heirs and assigns, the following described tract or parcel of land, to-wit:

Two adjoining tracts of land in the 4th Civil District of Davidson County, Tennessee as follows:

TRACT NO. 1: Being Parcel "C" on a survey of Parcels "A", "B", "C" and "D", of record in Book 1788, Page 520, Register's Office for said County, said survey showing a portion of the business property located north of Donelson Avenue and west of Bryan Street on the Plan of Section "D", Village of Old Hickory, as of record in Book 1424, Page 65, said Register's Office, and more particularly described as follows: Starting with a concrete monument at the north end of the return at the northwest corner of the intersection of Bryan Street and Donelson Avenue, and running thence North 0 deg. 45' east 201.8 feet to a concrete monument; thence around a curve to the left having a radius of 300 feet for a distance of 60 feet to an iron pin, this being the point of beginning, and running thence as follows: North 89 deg. 15' west 161.9 feet to a point; thence north 54 deg. 27' east 67.8 feet to a point; thence south 89 deg. 15' east 93.8 feet to an iron pin in the

westerly margin of Bryan Street; thence around a curve to the right having a radius of 300 feet, for a distance of 41.7 feet to the point of beginning, containing 0.12 acres, more or less.

TRACT NO. 2: Being a part of the property located north of Donelson Avenue and West of Bryan Street as shown on the Plan of Section "D", Village of Old Hickory, as of record in Book 1424, Page 65, Register's Office for said County, and shown as a tract marked "O.H. Rayon Employees Council" on a survey of record in Book 1788, Page 520, said Register's Office, and more particularly described as follows: Starting with a concrete monument at the north end of the return at the northwest corner of the intersection of Bryan Street and Donelson Avenue, and running thence North 0 deg. 45' east 201.8 feet to a concrete monument; thence around a curve to the left having a radius of 300 feet for a distance of 9.5 feet to an iron pin, said pin being located at the southeast corner of the property, and the point of beginning, and running thence the following courses and distances; North 89 deg. 15' west 220 feet to an iron pin located in the easterly margin of Rolling Green Subdivision; thence North 6 deg. 04' west along said subdivision line 8.6 feet to an iron pin; thence North 54 deg. 27' east 69.2 feet to an iron pin; thence south 89 deg. 15' east 161.9 feet to an iron pin located in the westerly margin of Bryan Street; thence around a curve to the right having a radius of 300 feet for distance of 50.5 feet to an iron pin and the point of beginning, containing 0.22 acres, more or less.

Being the same property conveyed to Kenneth E. Carter and wife, Alice Lear Carter, by Deed of record in Book 3922, Page 859, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictions, and zoning regulations apparent and of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEE, its heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

Kenneth E. Carter
KENNETH E. CARTER

Alice Lear Carter
ALICE LEAR CARTER

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, KENNETH E. CARTER and wife, ALICE LEAR CARTER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 17 day of December, 1990.

Howard L. Chambers
Notary Public

My Commission Expires: 12/12/92

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 88,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Howard L. Chambers
Affiant

Subscribed and sworn to before me this the 17th day of December, 1990.

Denise Carver
Notary Public

DENISE CARVER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-31-91

8U3377

IDENTIF. REFERENCE

DEC 18 2 26 PM '90

DAVIDSON COUNTY TN.

272 1213 101 ISCHECK 300.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8259 PAGE 747

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 88000.00
CON TX 290.40
PRFEE 1.00
MDEED 9.00
TOTAL 300.40
CHECK 300.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 25 0001 0272

8 U 3 7 7

IDENTIF. REFERENCE

DEC 18 2 26 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 382681