MAP 063-12-0, PARCEL 015.00
MAP 063-12-0, PARCEL 020.00
MAP 063-12-0, PARCEL 023.00
MAP 063-12-0, PARCEL 026.00
MAP 063-12-0, PARCEL 031.00
MAP 063-12-0, PARCEL 032.00
MAP 063-12-0, PARCEL 033.00
MAP 063-12-0, PARCEL 034.00
MAP 063-12-0, PARCEL 035.00
MAP 063-12-0, PARCEL 040.00
MAP 064-09-0, PARCEL 257.00
MAP 064-09-0, PARCEL 260.00
MAP 064-09-0, PARCEL 261.00
MAP 064-09-0, PARCEL 270.00

ADDRESS OF NEW OWNERS:

OSIAS ENTERPRISES, INC.
P.O. 159006
Nashville, TN 37215

INSTRUMENT PREPARED BY:

WAYNE B. GLASGOW, JR.
Attorney at Law
403 Church Street
Franklin, TN 37064

SEND TAX STATEMENTS TO:

(SAME AS ABOVE)

WARRANTY DEED

2370 12/28 0101 03CHECK 567.40

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JON D. TUTOR and wife THELMA M. TUTOR, (hereinafter the GRANTORS), have bargained and sold, and by these presents do transfer and convey unto OSIAS ENTERPRISES, INC. (hereinafter the GRANTEE), its successors and assigns, those certain tracts or parcels of land in Davidson County, Tennessee, along with all improvements and appurtenances thereunto belonging, as more particularly described on Exhibit A (Legal Description) attached hereto and incorporated herein by reference as a part hereof.

TO HAVE AND TO HOLD the said tracts or parcels of land with the improvements, appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

And GRANTORS do covenant with said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as reflected on Exhibit B (Permitted Encumbrances) attached hereto and incorporated herein by reference as part hereof.

TUTOR/OSIAS/S.F.
L121

And GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands to this Warranty Deed as of this 21 day of December, 1990.

Jon D. Tutor
JON D. TUTOR

Thelma M. Tutor
THELMA M. TUTOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, the within named Jon D. Tutor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he has read the foregoing and has executed same for purposes contained therein.

WITNESS my hand and official seal on this 21st day of December, 1990.

NOTARY PUBLIC

My Commission Expires: 9/28/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, the within named Thelma M. Tutor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he has read the foregoing and has executed same for purposes contained therein.

WITNESS my hand and official seal on this 21st day of December, 1990.

NOTARY PUBLIC

My Commission Expires: 9/28/91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 168,000.00.

AFFIANT

Sworn to and subscribed before me
this 21st day of December, 1990.

Notary Public

My Commission Expires: 9/28/91

TUTOR/OSIAS/S.F.
L121

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 15, 20, 23, 25, 30, 31, 32, 33, 34, 35, 38, 39, 45 and 74 on the Plan of Southfork, as shown on plat of record in Plat Book 6250, Page 386 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING all the same property conveyed to Jon D. Tutor and wife Thelma M. Tutor by Warranty Deed of Record in Book 8028, page 205 Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. 1990 real property taxes for Metropolitan Davidson County which are being prorated with Grantors and Grantees each paying their prorated share as of the date of closing of this transaction.

2. Any matters reflected on the Plan of Southfork, as shown on plat of record in Plat Book 6250, Page 386 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

3. Storm Water Detention agreements of record in Book 6504, page 406, and Book 6566, page 208, Register's Office of Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record in Book 6906, page 733, Register's Office of Davidson County, Tennessee.

5. Any visible easements lying on or across the subject Property.

6. Applicable zoning ordinances and building regulations for Metropolitan Davidson County as may affect the subject Property.

82029

IDENTIF. TREFERENCE

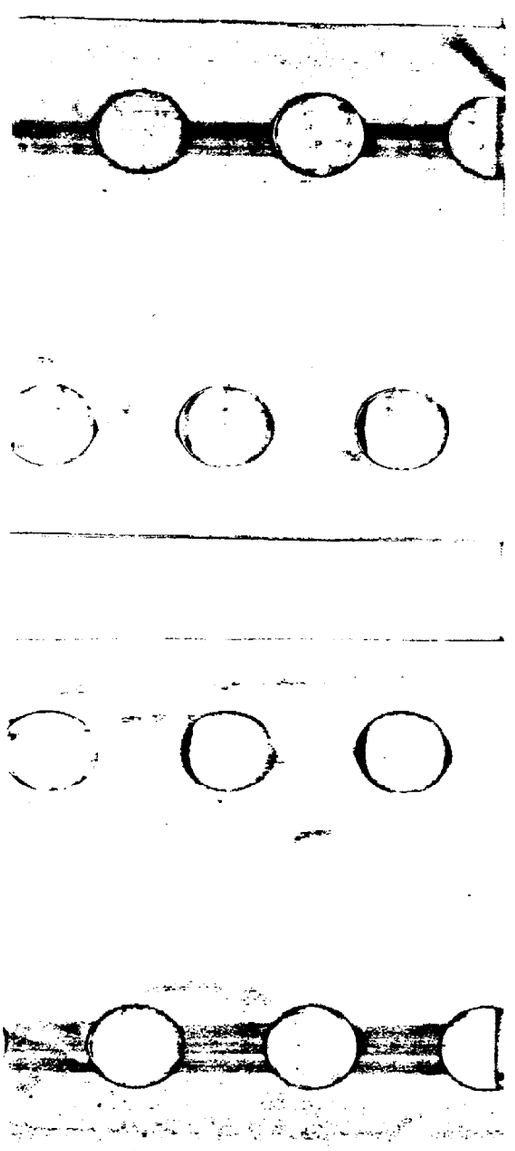
DEC 28 8 58 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

TUTOR/OSIAS/S.F.
L121

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8264 PAGE 724

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	
				168000.00
			CON TX	554.40
			PRFEE	1.00
			WDEED	12.00
			TOTAL	567.40
			CHECK	567.40
12/28/90	01		08:58 0001	2370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82029

IDENTIF. TREFERENCE

DEC 28 8 58 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384748