BOOK 8264 PAGE 972

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (dp) PREPARED
FROM INFORMATION FURNISHED BY THE PARTIES)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $410,000.00

Affiant

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

Notary Public

My Comm. Expires: 2-1-94

TAX BILLS:
ADDRESS NEW OWNER:
Junior Achievement of Nashville, Inc.
2525 Hillsboro Road
Nashville, TN 37212

MORTGAGEE:

MAP-PARCEL NUMBERS
104-15-407

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **GR Limited Partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Junior Achievement of** ~~Nashville~~ Middle Tennessee, **Inc.**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION.

821 21

IDENTIF. REFERENCE

DEC 28 10 23 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2483 12/28 0101 03CHECK 1363.00

This is improved property, known as: 2525 Hillsboro Road, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of December, 1990.

GR LIMITED PARTNERSHIP

BY:
D. W. Maddox, General Partner

BY: ATLAS INVESTMENT CORPORATION
General Partner

BY:
D. W. Maddox, President

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared D. W. Maddox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a General Partner of GR Limited Partnership, and President of Atlas Investment Corporation, a General Partner of GR Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such General Partner and President of Atlas Investment Corporation, a General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner and President of Atlas Investment Corporation, a General Partner.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of December, 1990.

My Commission Expires: 9/26/92

Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being the southerly part of Lot No. 52 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, as more particularly described on a survey by Barge, Waggoner, Sumner and Cannon for Harvey Kirkpatrick, dated May 20, 1976, File No. 6040, described as follows:

Beginning at an iron pin set at the northeasterly corner of the intersection of Woodlawn Drive, formerly Belair Avenue and an unimproved alley 18 feet in width, being No. 815;

Thence, North 3 degrees 27 minutes East along the easterly line of said alley a distance of 100 feet to an iron pin set at a fence located along the southerly boundary of property now or formerly owned by Effie S. Hooker and husband, John J. Hooker, by deed of record in Book 3673, Page 135, Register's Office for said County;

Thence, South 86 degrees 34 minutes east along said southerly boundary a distance of 226.6 feet to a point on the northwesterly right-of-way line of 21st Avenue, South;

Thence, southwesterly along the northwesterly right-of-way line of 21st Avenue, South along a curve to the right, having a radius of 710.70 feet, a distance of 79.80 feet, more or less to a point;

Thence, continuing along the northwesterly right-of-way line of 21st Avenue, South along a curve to the right, having a radius of 721.70 feet, a distance of 27.27 feet, more or less, to a point;

Thence, continuing along said northwesterly right-of-way line of 21st Avenue South along a curve to the right, having a radius of 29.50 feet, a distance of 16.66 feet, more or less, to a point on the northerly margin of Woodlawn Drive;

Thence along the northerly margin of Woodlawn Drive North 86 degrees 34 minutes West a distance of 155.1 feet, more or less, to the point of beginning.

Being the same property conveyed to William D. Heydel as Successor Trustee, and William D. Heydel, individually, as beneficiary, by Assignment of Beneficial Interest in Real Property and Appointment of Successor Trustee from Kermit C. Stengel, Jr., Trustee, and Kermit C. Stengel, Jr., individually, and wife, Suzanne L. Stengel, of record in Book 5037, Page 792, Register's Office for said County, and being the same property vested in William D. Heydel, individually, by virtue of the expiration of a Land Trust Agreement of record in Book 5035, Page 552, said Register's Office.

Included in the above described property but expressly excluded therefrom is an "easement for highway purposes" conveyed by Right-of-way Deed for Highway purposes from Edward L. Kirkpatrick, Jr., James Monroe Kirkpatrick, Harvey T. Kirkpatrick and Sarah Kirkpatrick Frederick, as joint tenants, to the State of Tennessee for the use and benefit of the Department of Transportation, of record in Book 4783, Page 981, said Register's Office, being more particularly described as follows:

Beginning at the point of intersection of the west margin of 21st Avenue South and the north margin of Woodlawn Drive;

Thence, along the said north margin North 86 degrees 34 minutes West 17.54 feet;

Thence northeastwardly along a curve to the left having a radius of 29.5 feet a distance of 16.66 feet;

Thence along a curve to the left having a radius of 721.70 feet a distance of 27.27 feet;

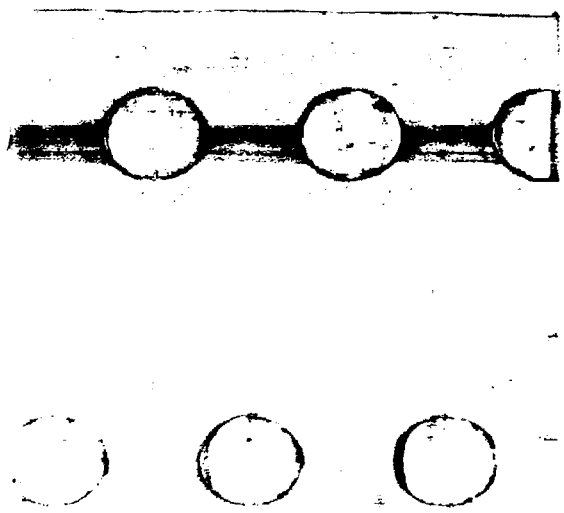
Thence along a curve to the left having a radius of 710.70 feet a distance of 79.35 feet to a point in the south boundary of the Effie S. Hooker property;

Thence along the said south boundary South 86 degrees 34 minutes East 2.88 feet to a point in the west margin of the said 21st Avenue South;

Thence along the said west margin South 33 degrees 03 minutes West 114.0 feet to the point of beginning and containing 652 square feet.

BEING the same property conveyed to grantors herein by deed of record in Book 6908, page 853, said Register's Office.

SV0231/09



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8264 PAGE 975

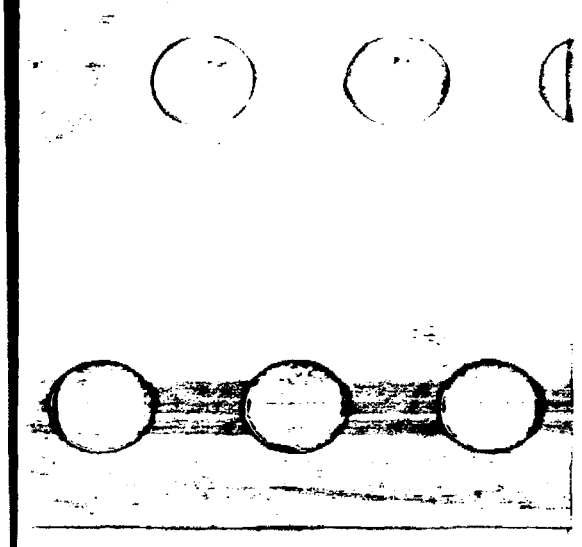
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 410000.00
CON TX 1353.00
PRFEE 1.00
MDEED 9.00
TOTAL 1363.00
CHECK 1363.00

12/28/90 01 10:22 0001 2483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



8211

IDENTIF. T REFERENCE

DEC 28 10 23 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384860