THIS INSTRUMENT PREPARED BY:
David M. Amonette
AMONETTE & STUBBS
554 West Main Street
Gallatin, Tennessee 37066

ADDRESS NEW OWNER:

Ernst-Western Properties II
435 Calvert Drive
Gallatin, Tennessee 37066

SEND TAX BILLS TO:

Same

Map 34-9, Parcel 75 (Tract No. 1)
Map 34-9, Parcel 164 (Tract No. 2)

MAIL ENV
Jul 29 9 43 AM '91

34340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN A. WADE and wife, NANCY S. WADE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERNST-WESTERN PROPERTIES II, a Tennessee partnership consisting of CLIFFORD K. ERNST, JOHN M. EVANS and MARK S. FLICK, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows: 5746 07/29 0101 03CHECK 1490.00

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Taxes for 1990 and prior years have been paid by the Grantors herein; taxes for 1991 are prorated and are to be paid by the Grantee herein.

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; and the Grantors do covenant with the 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 for a sanitary sewer easement in Book 3370, page 132, Register's Office for Davidson County, Tennessee, and except for matters shown in Plat Book 5210, page 155, and in Plat Book 421, page 44, Register's Office for Davidson County, Tennessee, and the 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.

This is improved property located at 1495 North Gallatin Road, Madison, Tennessee 37115.

IN WITNESS whereof, the parties hereto have duly executed the foregoing on this the 19th day of July, 1991.

JOHN A. WADE

NANCY S. WADE, by JOHN A. WADE, by Power of Attorney

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said county and state, JOHN A. WADE, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 19th day of July, 1991.

NOTARY PUBLIC

(SEAL)
My Commission Expires: 9/15/91.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said county and state, JOHN A. WADE, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument by signing the name of NANCY S. WADE by Power of Attorney granted to him by the said NANCY S. WADE, for the purposes therein contained.

Witness my hand and official seal at office on this the 19th day of July, 1991.

NOTARY PUBLIC

(SEAL)
My Commission Expires: 9/15/91.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is FOUR HUNDRED THOUSAND and NO/100 ($400,000.00) DOLLARS.

AFFIANT

Subscribed and sworn to before me this the 19th day of July, 1991.

NOTARY PUBLIC

(SEAL)
My Commission Expires:
9/15/91.

TRACT NO. 1: LAND in Davidson County, Tennessee, being the Northeasterly part of Lot 2 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for said County, and described according to a copy of a survey thereof made April 15, 1959, by Hickerson-Miller, Engineers-Surveyors, as follows:

BEGINNING at a concrete monument at the Southwest intersection of Gallatin Pike and Monticello Avenue, thence with the margin of said Pike South 15° 15' West, 150 feet to an iron pin; thence leaving said Pike North 72° 10' West 200 feet to an iron pin; thence North 15° 15' Ease, 150 feet to an iron pin in the South margin of Monticello Avenue; thence with the margin of the same South 72° 10' East, 200 feet to the point of beginning.

TRACT NO. 2: LAND located in Davidson County, Tennessee, being Lot Number 1 on the Plan of Lot No. 2, Alta Loma Resubdivision of the B. Ivan Matthews and Jane H. Matthews property, a plat of which is of record in Plat Book 5210, page 155, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said lot.

Tract No. 1 and Tract No. 2 being the same property conveyed to John A. Wade by Quitclaim Deed from Wade Motor Company dated January 22, 1986, recorded January 22, 1986 in Book 6767, page 907, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING:

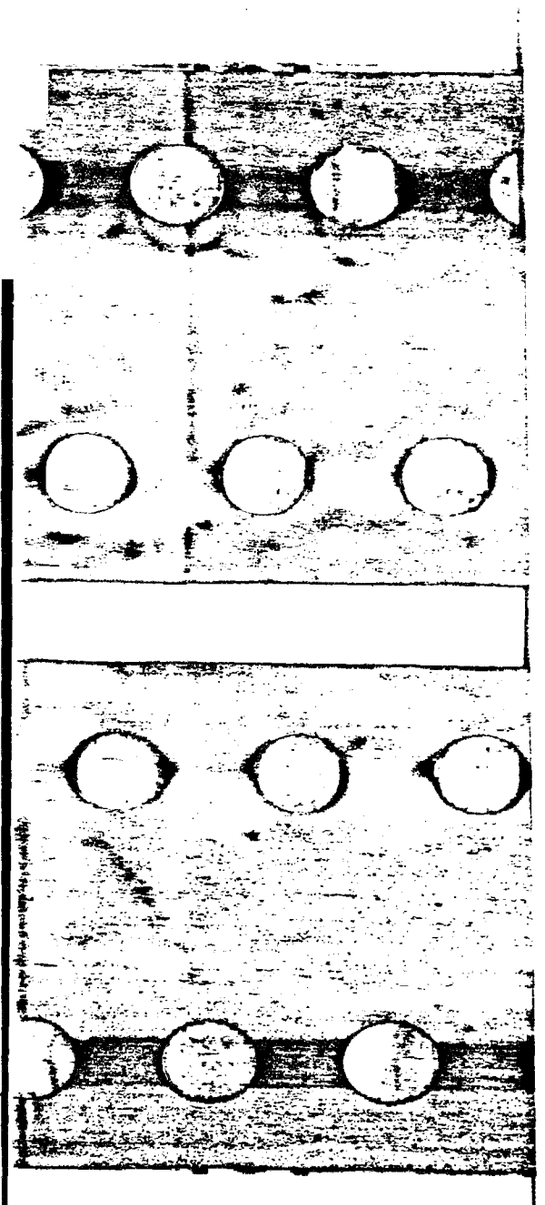
LAND in Davidson County, Tennessee, being a portion of Lot Number 1 on the Plan of Lot No. 2, Alta Loma Resubdivision, of the B. Ivan Matthews and Jane H. Matthews property, a plat of which is of record in Plat Book 5210, page 155, Register's Office for Davidson County, Tennessee, and described according to a survey by Caldwell Engineering and Surveying, dated July 1, 1983, as follows:

BEGINNING at an iron pin at the northeast corner of the herein described property same being N. 65° 53' W. 126.55 feet from the west right-of-way of U. S. Highway 31-E, thence S. 19° 56' W. 144.73 feet to an iron pin in H. C. Pratts north line as of record in Deed Book 5438, page 488, Register's Office for Davidson County, Tennessee, thence N. 2° 30' W. 137.96 feet to an iron pin, thence N. 0° 42' W. 59.12 feet to a point on an existing manhole, thence N. 7° 43' W. 10.00 feet to an iron pin, thence N. 0° 15' W. 107.91 feet to an iron pin, thence S. 65° 47' E. 127.35 feet to an iron pin, thence S. 65° 53' E. 73.76 feet to the point of beginning, containing 0.60 acres, more or less.

This being the same property conveyed to Phillip A. Bradshaw by deed from Wade Motor Company, a Tennessee corporation, of record in Book 6097, page 228, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8407 PAGE 4

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 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 9.00
TOTAL 1490.00
CHECK 1490.00

07/29/91 01 09:46 0001 5746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34340

IDENTIFICATION REFERENCE

JUL 29 9 43 AM '91

No. 444707