THIS INSTRUMENT PREPARED BY:
Lawless & Associates, P.C.
Nineteenth Floor, First American Center
Nashville, TN 37238-0068
(615)248-1900

WARRANTY DEED BOOK 8419 PAGE 898

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
D & B Enterprises 4605 Andrew Jackson Parkway Hermitage, Tennessee 37076	Same	075-04-0 238.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **OLDERMAN REALTY & DEVELOPMENT COMPANY, A GEORGIA CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **D & B ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF GARY N. DAYTON AND WIFE DORIS A. DAYTON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND JOHNNY L. BEATY AND WIFE NORMA S. BEATY, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot 2B on the resubdivision of Lot No. 2 Addition to Tulip Grove of record in Book 7900, page 214, Register's Office for Davidson County, Tennessee, as shown on the survey prepared by Ragan-Smith-Murphy & Associates, Inc., to which plan of record reference is hereby made for a more complete and accurate description thereof.

Together with that certain easement described in the easement recorded in Book 8190, page 821, Register's Office for said County.

BEING part of the same property conveyed to Olderman Realty & Development Company, A Georgia Corporation, by deed from Donald Abdo and Ruby Abdo Turner and Curt Abdo, all unmarried, of record in Book 8154, page 774, Register's Office for Davidson County, Tennessee.

Subject to the following:

1) Taxes for the year 1991, not yet due and payable.

2) Subject to all matters as shown on the Plans of Record in Book 5190, page 354; and, Book 7900, page 214, Register's Office for said County. Said Plan shows an Owner's Certificate, a 15 foot minimum building setback line from Andrew Jackson Parkway and Trenton Drive, and a 10 foot easement for public utility and drainage purposes along the east line(s) of said lot. Also a 28' public utility and drainage easement inclusive of 10' on eastern side.

3) Restrictive covenants of record in Book 5346, page 529, said Register's Office.

4) And a 5 x 25 foot utility anchor easement located on the western sideline of Lot 2B and a 25 x 25 public utility and drainage easement on the southwestern line of Lot 2B.

5) Easements of record in Book 8190, page 821, said Register's Office.

6) Overhang easement on southeast corner of Lot 2B on Andrew Jackson Parkway.

7) 24 foot wide easement across lots (see plat of record in Book 7900, page 214, said Register's Office.)

8) Lease of record in Book 8186, page 106, said Register's Office.

This is improved property known as 4605 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever; and GRANTOR does covenant with the said GRANTEE that it is lawfully seized 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; and it does further covenant and bind itself, its successors and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands, this 12th day of August, 1991.

OLDERMAN REALTY & DEVELOPMENT
COMPANY, A Georgia Corporation

By: Bruce Olderman

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sherry Parker, a Notary Public in and for the State and County aforesaid, personally appeared Bruce Olderman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President of Olderman Realty & Development Company, the within named bargainor, a Georgia corporation, and that he, as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand, at office, this 12th day of August, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Jewel A. Adams
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12TH DAY OF AUGUST, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

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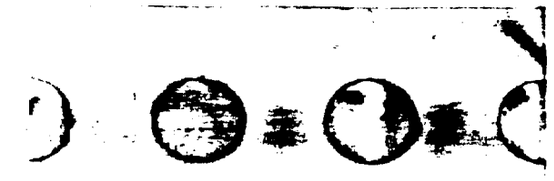
3 8 9 1 9
AUG 13 3 32 PM '91
R.E. TRANSFER TAX
PAID

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8419 PAGE 900

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	620000.00
CON TX	2294.00
PRFEE	1.00
WDEED	6.00
TOTAL	2301.00
CHECK	2301.00

08 13/91 01 15:34 0001 3371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38919

AUG 13 3 32 PM '91



No. 449923