THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, Tennessee 37238

Boone
L-3

GENERAL WARRANTY DEED

BOOK 8476 PAGE 31

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
TJB Partners 2005 Elm Hill Pike Nashville, TN 37210	Same	Tax Map 95-13 Parcel 13

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, H.W. HALL and wife, MARY JEAN HALL ("Grantors") have bargained and sold, and by these presents do transfer and convey unto TJB PARTNERS, a Tennessee general partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 17 and Lot No. 18 on the Plan of Metropolitan Industrial Park, Resubdivision, Section 7, as of record in Book 3842, page 256, Register's Office for Davidson County, Tennessee, as more particularly described in that certain mortgage survey of H.W. Hall property, 1914 Elm Tree Drive, Nashville, Davidson County, Tennessee, prepared by George Anton, Tennessee Registered Land Surveyor No. 557, dated September 30, 1991 as follows:

BEGINNING with a point located in the northern R.O.W. margin of Elm Tree Drive, said point being 323.75 feet east of the centerline of Appleton Drive; thence leaving the margin of Elm Tree Drive N 27° 58' W 270.00 feet to a point; thence N 62° 02' E 322.67 feet to a point; thence S 27° 58' E 270.00 feet to a point in the northern R.O.W. margin of Elm Tree Drive; thence with the margin of Elm Tree Drive S 62° 02' W 322.67 feet to the point of beginning containing 87,121 square feet or 2.00 acres, more or less.

Being the same property conveyed to Grantors by deed dated October 5, 1978 from J.W. Armstrong et al. of record Book 5350, page 751, said Register's Office.

This is improved property known as 1914 Elm Tree Drive, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Plan of record in Book 3842, page 256, Register's Office of Davidson County, Tennessee.

2. Restrictions and covenants in instruments of record in Book 4214, page 851, Book 4371, page 284, and Book 4308, page 498, said Register's Office.

3. Matters shown on mortgage survey of H.W. Hall Property prepared by George Anton (Tenn. RLS No. 557) dated September 30, 1991.

4. Applicable building and zoning laws.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31st day of October, 1991.

GRANTORS:

H.W. HALL

MARY JEAN HALL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, H.W. HALL and wife, MARY JEAN HALL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 1991.

Notary Public

My Commission Expires:

September 24, 1994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $625,000.00.

Affiant

Sworn to and subscribed before me this 31st day of October, 1991.

Notary Public

My Commission Expires:

September 24, 1994

5 8 5 8 5
96723
TICOR TITLE REFERENCE
OCT 31 2 28 PM '91
REG 10/31 0101 03CHECK 2322.50

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

RECEIVED OF _____

FOR _____

BOOK 8476 PAGE 34

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 625000.00
CON TX 2312.50
PRFEE 1.00
[illegible]BANK 9.00
TOTAL 2322.50
CHECK 2322.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/91 01 14:28 0001 7819

5.8.5.8.5.

IDENTIFICATION REFERENCE

Oct 31 2 28 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 472502