THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH (JAG)
Attorneys at Law
Suite 600, 511 Union Street
Nashville, Tennessee 37219

FROM: Ray Batts Furniture and Appliances Company ("GRANTOR")

TO: James W. Ayers ("GRANTEE")

ADDRESS NEW OWNER:
James W. Ayers
131 W. Main Street
P.O. Box 10
Parsons, Tennessee 38363

SEND TAX BILLS:
Same

APR 24 4 07 PM '92
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE 04691

MAP AND PARCEL NUMBER:
26-15-17

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ray Batt Furniture and Appliances Company, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto James W. Ayers, his heirs and assigns, all of its interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, as described according to a survey by Dale and Associates, dated April 20, 1992 and being property Map 26-15-17 and further described as follows:

Beginning at an iron pin in the southerly margin of Gallatin Pike, said point being the northwesterly corner of this tract; thence South 50 deg. 01 min. 30 sec. East 305.92 feet to an iron pin; thence South 40 deg. 36 min. West 250.00 feet to a point in the northeasterly margin of Northside Drive; thence along said margin along a curve having a radius of 875.00 feet, northwesterly a distance of 83.00 feet to an point; thence North 43 deg. 58 min. West 221.73 feet to a point; thence along a curve to the right, having a radius of 25.00 feet, a distance of 39.62 feet to a point in the margin of Gallatin Pike; thence with said margin North 46 deg. 50 min. East a distance of 41.58 feet to a point; thence North 46 deg. 27 min. East 153.60 feet to the point of beginning, containing 1.72 acres, more or less.

Being the same property conveyed to Ray Batts Furniture and Appliances Company, a Tennessee corporation, by deed from Ray M. Batts and wife, Mildred Batts, of record in Book 8105, page 884, Register's Office of Davidson County, Tennessee and described in said survey as referenced above.

This is improved property known as 2235 Gallatin Road North, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements, appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs 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, except for 1992 real property taxes, which shall be paid before delinquent.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR or Ray M. Batts.

EXECUTED this 24th day of April, 1992.

RAY BATTS FURNITURE AND APPLIANCES COMPANY

BY: _____
Ray M. Batts, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3944 04/24 0101 03CHECK 5927.00

Before me, KAY E. MIDGETT, a Notary Public of said State and County aforesaid, personally appeared Ray M. Batts, 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 Ray Batts Furniture and Appliances Company, the within named bargainor, a 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 and seal, at office in Nashville, Tennessee, this the 24th day of April, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 10-1-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

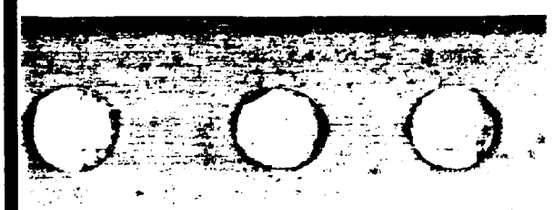
The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 24th day of April, 1992.

_____
NOTARY PUBLIC

My Commission Expires: 10-1-94

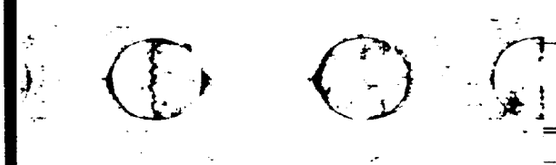


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

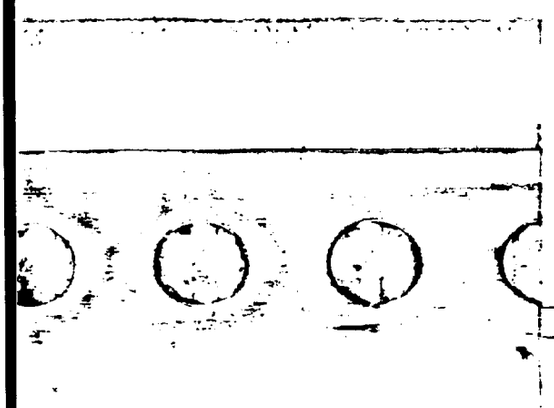
FOR _____

BOOK 8609 PAGE 931

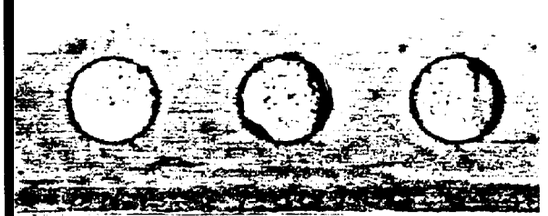


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				1600000.00
			CON TX	5920.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	5927.00
			CHECK	5927.00
04/24/92	01		16:07 0001	3944



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04691

IDENTIF. REFERENCE

APR 24 4 07 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 524752