THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

THOMAS E. STEWART, TRUSTEE
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 119-16, PARCEL 19
MAP 95-7, PARCEL 124
MAP 95-9, PARCEL 20
MAP 133-7, PARCEL 177
MAP 73-16, PARCEL 68
MAP 95-8, PARCEL 11
MAP 84-12, PARCEL 79

SEND TAX BILLS TO:

SAME

63424

IDENTIFICATION REFERENCE

NOV 12 8 21 AM '92

DAVIDSON COUNTY, TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Thomas E. Stewart Trustee
AFFIANT

Subscribed and sworn to me, this the 9TH day of NOVEMBER, 1992.

Notary Public
My commission expires: 5-31-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, WILLIAM BOYD ADAMS ET UX, DOROTHY ANN ADAMS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL TRANSFER, CONVEY, WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, PURSUANT TO THAT CERTAIN TRUST AGREEMENT DATED NOVEMBER 9, 1992, BETWEEN WILLIAM BOYD ADAMS ET UX, DOROTHY ANN ADAMS, AS TRUSTORS, AND THOMAS E. STEWART, TRUSTEE, AS TRUSTEE, hereinafter referred to as GRANTEE, HIS successors and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A" through "G", which Exhibits are attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all

covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "H", which is attached hereto and incorporated herein by reference.

These are improved properties known as:

1037 DRUMMOND DRIVE, NASHVILLE, TN
272 McGAVOCK PIKE, NASHVILLE, TN
2009 LEBANON ROAD, NASHVILLE, TN
3357 MIMOSA DRIVE, NASHVILLE, TN
3113 McGAVOCK PIKE, NASHVILLE, TN
232 RIDGEWAY DRIVE, NASHVILLE, TN
25 FAIRWAY DRIVE, NASVHILLE, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

W. BOYD ADAMS, BOYD ADAMS AND WILLIAM BOYD ADAMS are one and the same person.

DOROTHY A. ADAMS, DOROTHY ANN ADAMS AND DOROTHY B. ADAMS are one and the same person.

WITNESS our hands this 9th day of November, 1992.

William Boyd Adams
WILLIAM BOYD ADAMS

Dorothy Ann Adams
DOROTHY ANN ADAMS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BOYD ADAMS ET UX, DOROTHY ANN ADAMS, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 9th day of November, 1992.

Vicki E. Gilbert
notary public

My commission expires: 5-11-96

EXHIBIT 'A'

Being Lot No. 31 on the Plan of Battlewood Subdivision, Section IV, of record in Plan Book 3106, page 63, Register's Office for said County.

Beginning at a point on the northeast side of Drummond Drive, thence with the northeast side of Drummond Drive, 205.48 feet to a point, thence northeasterly 403.4 feet to a point; thence southwesterly 343.52 feet to the point of beginning.

Being the same property conveyed to William Boyd Adams et ux, Dorothy Ann Adams, by Warranty Deed from Crowder' Incorporated, a Tennessee Corporation, of record in Book 3506, page 553, Register's Office for Davidson County, Tennessee.

272 McGAVOCK DRIVE

EXHIBIT 'B'

Being Lot No. 18 on the Plan of Merry Oaks, Section IV, as of record in Book 2330, page 128, Register's office for said County.

Said Lot No. 18 fronts 138.8 feet on the west side of McGavock Pike and runs back 340.5 feet on the north line and 339.4 feet on the south line, to a dead line in the rear on which it measures 121.5 feet.

Being the same property conveyed to William Boyd Adams et ux, Dorothy B. Adams, by Installment Deed from Tom F. Jones et ux, Ruth J. Jones, of record in Book 2878, page 211, Register's Office for Davidson County, Tennessee.

2009 LEBANON ROAD



EXHIBIT 'C'

Being Lot No. 4 on the Map of W.E. Quin, Jr.'s Lebanon Road Subdivision, as of record in Book 1424, page 111, Register's office for said County, and described as follows:

Beginning at a point in the southeasterly margin of Lebanon Pike at the corner of Lots 4 and 5; thence with the line between said lots southeasterly 275 feet to the line of Lot 19; thence with the line between Lots 4 and 19, southwesterly 100 feet to the margin of Quin Circle; thence with the margin of the same northwesterly 251.05 feet to the beginning of a curve; thence around said curve northerly 38 feet to the margin of Lebanon Pike; thence with the margin of the same northeasterly 76.32 feet to the point of beginning.

Being the same property conveyed to Boyd Adams et ux, Dorothy B. Adams, by Warranty Deed from R.D. Anderson et ux, Treva Chaffin Anderson, of record in Book 8313, page 565, Register's Office for Davidson County, Tennessee.

EXHIBIT 'D'

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Glencoe Acres, of record in Book 1835, pages 136, 137, and 138, Register's Office for said County.

Said Lot No. 86 fronts 88 feet on the southerly side of Mimosa Drive and runs back between lines, 179.2 feet on the westerly side and 176.3 feet on the easterly side to a dead line in the rear, and measures 91 feet on said dead line.

Being the same property conveyed to William Boyd Adams et ux, Dorothy Ann Adams, by Warranty Deed from William Hawkins et ux, Laura E. Hawkins, of record in Book 3035, page 149, Register's Office for Davidson County, Tennessee.

EXHIBIT 'E'

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the center of the McGavock Road, said point being South 12 deg. West 100 feet from the southwest corner of the tract of land conveyed to Alex Perry to R.H. Allen by deed of record in Book 598, page 148, Register's Office for Davidson County, Tennessee, and being South 12 deg. West 200 feet from the S.W. corner of the Harry Williams 4 acre tract. Thence South 78 1/2 deg. East 268 feet with Daniel M. Allen's south line to a stake; thence South 12 deg. West 100 feet to a stake; thence North 78 1/2 deg. West 268 feet to the center of the McGavock Road; thence with the center of said Road North 12 deg. East 100 feet to the point of beginning, containing .62 acres.

Being the same property conveyed to W. Boyd Adams et ux, Dorothy A. Adams, by Warranty Deed from Randell Jones et ux, Ronda Jones, of record in Book 6434, page 562, and re-recorded in Book 6477, page 106, Register's Office for Davidson County, Tennessee.

232 RIDGEWAY DRIVE

BOOK 8783 PAGE 708

EXHIBIT 'F'

Being Lot No. 131 on the Plan of Eva-Mor Heights, Section 2, of record in Book 1835, page 30, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William Boyd Adams et ux, Dorothy A. Adams, by Deed from Barbara R. Jackson, Executrix, Barbara R. Jackson, individually, Carrie Mai Troxler, Clifford M. Ferriss, Bobby H. Ferriss, Daisey Louise Otts, Henry Frank Kerr, John C. Kerr and Patsy Wray Woodruff, heirs of Evelyn Rinaldo Sanders, of record in Book 6422, page 171, Register's Office for Davidson County, Tennessee.

25 FAIRWAY DRIVE

BOOK 8783 PAGE 709

EXHIBIT 'G'

BEING Lot No. 7 on the Plan of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William Boyd Adams et ux, Dorothy A. Adams, as tenants by the entirety, by Deed from David L. Hughes et ux, Gina M. Hughes, of record in Book 6421, page 3, Register's Office for Davidson County, Tennessee.

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EXHIBIT 'H'

1. Real property taxes for 1993 and all future years (all parcels).

2. Plan of Battlewood Subdivision, Sec. IV, of record in Plat Book 3106, page 63, said Register's Office, which Plan shows thfollowing: a 100-foot minimum building setback line from Drummond Drive, a 10-foot public utility and drainage easement along the easterly line of said lot and a utility anchor easement located on the S.W. corner of said lot.

3. Plan of Merry Oaks, Sec. IV, of record in Plat Book 2330 page 128, said Register's Office, which Plan shows the following: a 30-foot minimum building setback line from McGavock Pike, a 10-foot public utility and drainage easement along the north line of said lot (272 McGavock).

4. Sewer easements to Metropolitan Government, of record in Book 4286, page 867, and Book 5116, page 681, said Register's Office, in the rear portion of the lot (272 McGavock).

5. Joint Driveway Agreement with owners of Lot No. 17 and northerly 20 feet of Lot 16, of record in Book 4788, page 350, said Register's Office (272 McGavock).

6. Plan of W.E. Quin, Jr.'s Lebanon Road Subdivision, of record in Plat Book 1424 page 111, said Register's Office, which Plan shows the following: a 75-foot minimum building setback line from Lebanon Road, and a 25-foot minimum building setback line from Quin Circle, a 10-foot public utility and drainage easement along the rear line of said lot (2009 Lebanon Road).

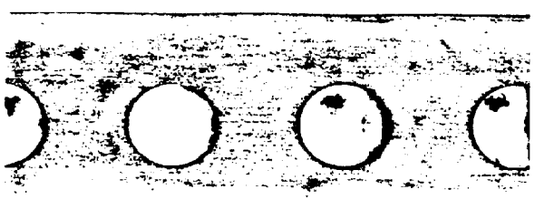
7. Unrecorded easements for roads and utilities, if any (3113 McGavock Pike).

8. Plan of Glencoe Acres, of record in Plat Book 1835 page 136, said Register's Office, which Plan shows the following: a 40-foot minimum building setback line from Mimosa Drive, a 20-foot public utility and drainage easement along the rear line of said lot (3357 Mimosa).

9. Easement for public utilities to Southern Bell Telephone and Telegraph Co., of record in Book 2099, page 408, said Register's Office, running along line between Lots 86 and 87 (3357 Mimosa Drive).

10. Plan of Eva-Mor Heights, Section 2, of record in Plat Book 1835 page 30, said Register's Office, which Plan shows the following: a 30-foot minimum building setback line from Ridgeway Drive, a 10-foot public utility and drainage easement along the rear line of said lot (232 Ridgeway).

11. Plan of Meplecrest Subdivision, of record in Plat Book 1835 page 27, said Register's Office, which Plan shows the following: a 40-foot minimum building setback line from Fairway Drive, a 10-foot public utility and drainage easement along the northerly line of said lot and a 20-foot public utility and drainage easement along the southerly line of said lot (25 Fairway Drive).

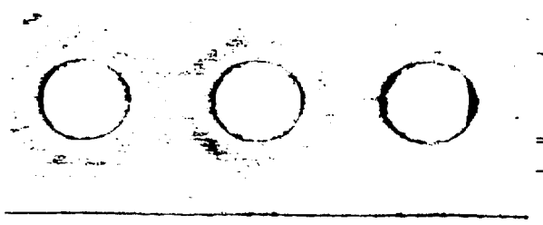


**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8783 PAGE 711



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

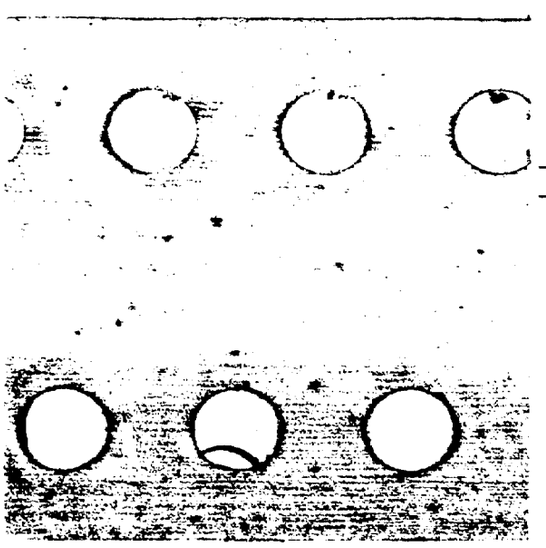
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | MAMT | 600000.00 |
| | | | ERR CO | |
| | | | MAMT | 600000.00- |
| | | | CAMT | 600000.00 |
| | | | CON TX | 2220.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 40.00 |
| | | | TOTAL | 2261.00 |
| | | | CHECK | 2261.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/12/92 01 08:20 0001 5807



63424

IDENTIFICATION REFERENCE

Nov 12 8 21 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 589626