Mail

FROM: San Antonio-Tennessee Joint Venture
6100 Bandera Road
Suite 808
San Antonio, Texas 78238

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

TO: Randolph M. LaGasse and wife,
Janice M. LaGasse
111 Belle Meade Blvd.
Nashville, TN 37205

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Randolph M. LaGasse and wife, Janice M. LaGasse 111 Belle Meade Blvd. Nashville, TN 37205	SAME	34-2-100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $882,500.00.

Randolph M. LaGasse
Affiant

Subscribed and sworn to before me, this the 15th day of December, 1992.

Joe Vaulx Crockett
Notary Public

JOE VAULX CROCKETT, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/27/93

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, San Antonio-Tennessee Joint Venture, a Texas joint venture, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Randolph M. LaGasse and wife, Janice M. LaGasse, hereinafter called "GRANTEES," their successors, heirs 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 No. 1-B on the Revised Final Plat of Rivergate Square, recorded September 17, 1982, in Book 5200, page 445, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the south margin of Gallatin Pike (U.S. 31-E) lying in the common boundary line between Lot 1-B and Lot 2 as shown on the Revised Final Plat of Rivergate Square, of record in Book 5200, page 445, in the Register's Office for Davidson County, Tennessee; thence, along the southern margin of Gallatin Pike with a curve to the left having a radius of 2864.63' and a chord bearing and distance of North 48 degrees 30' 02" E. 172.13' to an iron pin; thence, South 45 degrees 40' 54" E 300.00' to an iron pin; thence, South 48 degrees 30' 02" W, 172.13' to an iron pin set in the common line between Lot 1-B and Lot 2 as shown on the Revised Final Plat of Rivergate Square; thence, South 45 degrees 40' 54" E 300.00' to an iron pin in the southern margin of Gallatin Pike being the point of beginning. Containing 1.18 acres, more or less.

Being the same property conveyed to Grantor by deed from Third National Bank in Nashville, as of record in Book 6191, page 525, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following limitations, restrictions, and encumbrances:

1. Those matters shown on the plat recorded in Plat Book 6200, page 74.

~~2. 1992 property taxes.~~

This is improved property located at: 2009 Gallatin Road, Madison, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, 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 its hand this 11 day of December, 1992.

7.4 1.1.7.

IDENTIFICATION REFERENCE

DEC 16 10 10 AM '92

LUX Z. WILSON JR REGISTER DAVIDSON COUNTY, TN

SAN ANTONIO-TENNESSEE JOINT VENTURE,
a Texas joint venture

By: _____

Title: MANAGING VENTURER

STATE OF Texas

COUNTY OF Bexar

2189 12/16 0101 03CHECK 3274.25

Before me, PAT Eickman, a Notary Public in and for the County and State aforesaid, personally appeared Robert L. Coldbeck, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Managing Venturer of San Antonio-Tennessee Joint Venture, the within named bargainor, a Texas joint venture, and that he as such Managing Venturer, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the joint venture by Robert L. Coldbeck as Managing Venturer.

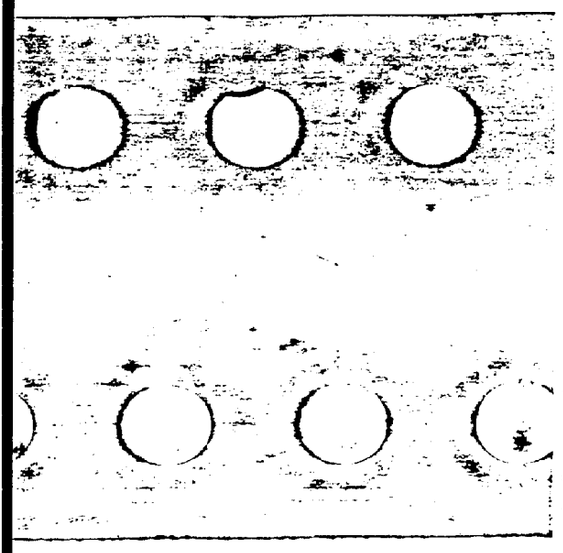
WITNESS my hand and seal in Bexar County, Texas, this the 11th day of December, 1992.

_____
Notary Public

My Commission Expires: 7/6/93

doc\rlagasse\genwarr.dee

PAT EICKMAN
Notary Public, State of Texas
My Commission Expires
7-06-93.



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

RECEIVED OF _____

FOR _____

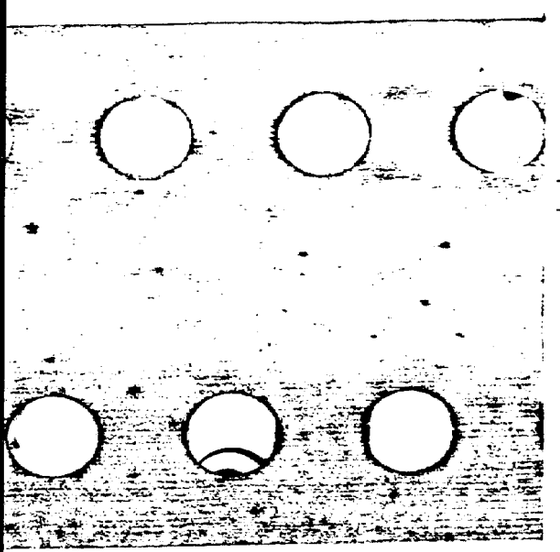
BOOK 8815 PAGE 19

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 882500.00
CON TX 3265.25
PRFEE 1.00
WDEED 8.00
TOTAL 3274.25
CHECK 3274.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2189



7.4:1:1.7.

IDENTIFICATION REFERENCE

DEC 16 10 10 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 601370