M & M DEVELOPMENT COMPANY

TO: WARRANTY DEED

DALE S. WATSON, ET UX

This instrument was prepared by:
VAN L. RIGGINS of the law firm of
Bagwell, Bagwell, Parker & Riggins
116 South Second Street
Clarksville, TN 37040

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FOR THE VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, M & M DEVELOPMENT COMPANY, a Tennessee general partnership, by KWIK SAK, INC., sole surviving partner, and from TERRY MAYS, J.A. MORGAN and KWIK SAK, INC. have this day bargained and sold and does hereby transfer and convey unto the Grantees, DALE S. WATSON, and wife, E. JOYCE WATSON, as tenants by the entirety, and to their heirs and assigns forever a tract of land in the First Civil, Second Councilmanic District of Metropolitan Nashville-Davidson County, Tennessee, being Lot 2 of the Mays and Morgan Subdivision of record in Book 6200, page 680, Register's Office for Davidson County, Tennessee, more particularly described as follows; according to a survey dated 12/3/92, updated 12/18/92 by Ragan-Smith-Murphy Associates, Inc., Job No. 88-107:

> Beginning at an existing iron pin in the southwesterly right-of-way line of Clarksville Pike, State Route No. 12, at the easterly corner of Lot 1 of the aforesaid subdivision; thence with said right-of-way line, South 56 degrees, 17 minutes, 27 seconds East, 148.06 feet to an existing iron pin; thence with the northwesterly line of that parcel of land conveyed to Mrs. Catherine J. Carney of record in Book 2303, Page 13, R.O.D.C., Tennessee, South 32 degrees, 14 minutes, 31 seconds West, 198.07 feet to an existing iron pin; thence, with the northeasterly lines of Lots 10, 7 and 6 of Hailey's Subdivision, a part of Block 5 in G.T. Sheegog Subdivision at Bordeaux of record in Book 547, page 155, R.O.D.C., Tennessee, North 58 degrees, 2 minutes, 51 seconds west, 198.00 feet to an existing iron pin; thence with the southeasterly line of Lot 2 of M & M Development Co. Subdivision of record in Book 6200, Page 340, R.O.D.C., Tennessee, North 32 degrees, 9 minutes, 40 seconds East, 99.50 feet to an existing iron pin; thence with the southwesterly line of Lot 1 of the Mays and Morgan Subdivision, of record in Book 6200, Page 680, R.O.D.C., Tennessee, South 58 degrees, 09 minutes, 32 seconds east, 53.77 feet to an existing iron pin; thence, with the southeasterly line of said Lot 1, North 34 degrees, 12 minutes, 33 seconds east, 37.02 feet to an existing iron pin; thence with said southeasterly line, North 27 degrees, 59 minutes, 02 seconds East, 66.17 feet to the point of beginning and containing 34,315 square feet or 0.788 of an acre.

This property is located in Tax Map 070, Group 13-O, Parcel 124.00, in the Tax Assessor's Office for Davidson County, Tennessee.

Being part of the same property conveyed to M & M Development Company by deed from E.B. Smith Jr., a single man, of record in Book 6606, page 493, as corrected in Book 6622, page 331, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the said DALE S. WATSON and wife, E. JOYCE WATSON, as tenants by the entirety, and to their heirs and assigns forever.

WE COVENANT with them that we are lawfully seized and possessed of said real estate, have a good and lawful right to sell and convey same and that the same is unencumbered.

WE FURTHER COVENANT that we will bind ourselves, our heirs and personal representatives to forever warrant and defend the title to said real estate against the legal claims of all persons whomsoever.

THE GRANTORS MAKE OATH that the consideration for this conveyance is $190,000.00, cash in hand paid, the receipt of which is hereby acknowledged, and which sum, in their opinion, represents the fair cash market value of the real estate herein conveyed.

POSSESSION will be granted with the execution and delivery of this deed.

TAXES for the year 1992 are to be assumed by the Grantees.

IN WITNESS WHEREOF, we have hereunto executed this instrument on this the 22nd day of December, 1992.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Dec. 1992

Deputy Register

M & M DEVELOPMENT COMPANY
By Kwik Sak, Inc., Partner

BY: _____
ROBERT L. HOLLOWAY
Secretary for Kwik Sak, Inc.

_____
TERRY MAYS

_____
J.A. MORGAN

KWIK SAK, INC.,

BY: _____
ROBERT L. HOLLOWAY
Secretary for Kwik Sak, Inc.

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, ROBERT L. HOLLOWAY, with whom I am personally acquainted and who, upon oath, acknowledged himself to be one of the within named bargainors, and the Secretary of Kwik Sak, Inc. (a partner of M & M Development Company) and is authorized by the maker to execute this instrument on their behalf.

Witness my hand and seal this 22nd day of December, 1992.

Ginger L. Faust-Miller
NOTARY PUBLIC

My commission expires: July 17, 1994.

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, TERRY MAYS, with whom I am personally acquainted and who, upon oath, acknowledged himself to be one of the within named bargainors and executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 22nd day of December, 1992.

Ginger L. Faust-Miller
NOTARY PUBLIC

My commission expires: July 17, 1994.

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, J.A. MORGAN, with whom I am personally acquainted and who, upon oath, acknowledged himself to be one of the within named bargainors, and executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 22nd day of December, 1992.

Ginger L. Faust-Miller
NOTARY PUBLIC

My commission expires: July 17, 1994

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, ROBERT L. HOLLOWAY, with whom I am personally acquainted and who, upon oath, acknowledged himself to be one of the within named bargainors, and the Secretary of Kwik Sak, Inc. and is authorized by the maker to execute this instrument on their behalf.

Witness my hand and seal this 22nd day of December, 1992.

Ginger J. Faust-Mills
NOTARY PUBLIC



My commission expires: July 17, 1994.

SEND TAX STATEMENTS TO:

DALE S. WATSON
1817 WOODMONT BLVD
NASHVILLE, TN. 37215

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7.7.98.3

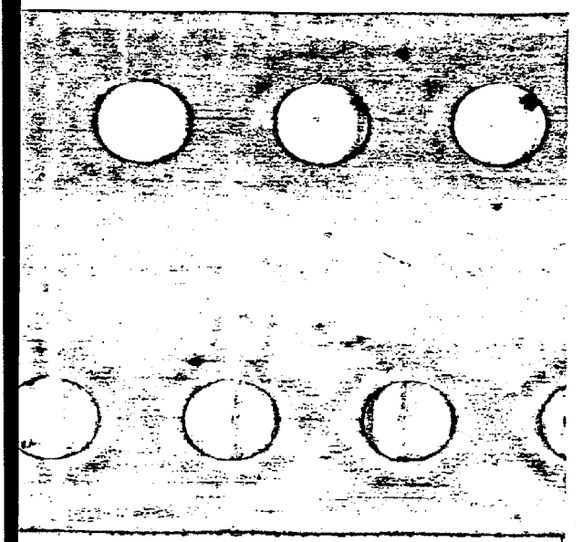
IDENTIFICATION REFERENCE

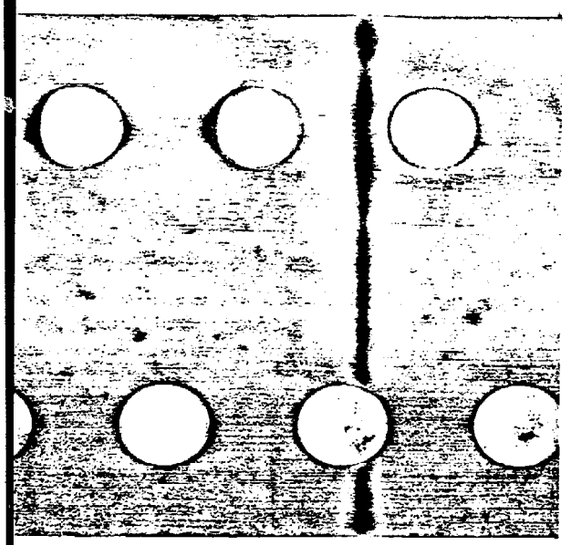
Dec 30 10 43 AM '92

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL FAV.

6535 12/30 0101 03CHECK 720.0





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

RECEIVED OF _____

FOR _____

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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 190000.00
CON TX 703.00
PRFEE 1.00
WDEED 16.00
TOTAL 720.00
CHECK 720.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/92 01 10:41 0001 6535

7.7.9.8.3.

IDENTIFICATION REFERENCE

Dec 30 10 43 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 605656