"THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES"

Send tax bills to:

B & P Developments, Inc.
527 8th Ave. So.
Nashville, TN 37205

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

B & P Developments, Inc.
527 8th Ave. So.
Nashville, TN 37203

Map: 86
Group:
Parcel: 45

Improved:
Unimproved: x

WARRANTY DEED

THIS INDENTURE made and entered into on this the 18th day of December, 1992, by and between JOHNNIE ODELL WITHERS, SR., a single man, hereinafter referred to as the GRANTOR, and B & P DEVELOPMENTS, INC., hereinafter referred to as the GRANTEE.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEE, its heirs and assigns, the following described tract or parcel of land, to-wit:

Land lying in the 13th Councilmanic District (Second Civil District) of Nashville-Davidson County, Tennessee and being Tract "A" and Tract "B" described according to "Boundary Survey and Tract Division of the Proposed Sunset Oaks" dated December 15, 1992 by Charles M. Moran, Registered Land Surveyor, TRLS No. 970, said Tract "A" and Tract "B" combined being described according to said survey as follows:

Beginning at an old iron rod situated in the easterly margin (25 feet from the centerline) of Tulip Grove Road; said iron rod being located N 07°-36'-51" E 420.06 feet from the intersection of the said easterly margin of Tulip Grove Road and the northerly margin of Old Lebanon Dirt Road (30 feet from the centerline); thence, along the said margin of Tulip Grove Road N 07°-36'-51" E 489.19 feet to an iron rod; thence, in a northeasterly direction with a curve to the right

having a radius of 795.00 feet, a distance of 257.43 feet (chord N 16°-53'-26" E - 256.30 feet) to an old iron rod; said iron rod being the southwest corner of the Arnold A. Cole, et ux property as recorded in Book 6791, Page 606, Register's Office for Davidson County, Tennessee; thence, leaving the said margin of Tulip Grove Road and along the southerly boundary line of Cole, S 76°-32'-26" E - 1,565.69 feet to an old iron rod; said iron rod being situated in the westerly boundary line of the Clint E. Dennison, et ux property as recorded in Book 7036, Page 368, Register's Office for Davidson County, Tennessee; thence, leaving the said Cole property and along the said boundary of Dennison, S 06°-52'-17" W - 122.60 feet to an old iron rod; said iron rod being the northwest corner of the Virgil L. Parnell, et ux property as recorded in Book 3920, Page 684, Register's Office for Davidson County, Tennessee; thence leaving the said Dennison property and along the westerly boundary line of Parnell, S 06°-53'-20" W - 446.83 feet to an iron rod; said iron rod being situated in the northerly boundary line of the Wilburn A. Withers, et ux property as recorded in Book 5969, Page 627, Register's Office for Davidson County, Tennessee; thence leaving the said Parnell property and along the Withers boundary lines S 81°-56'-16" W - 422.37 feet to an old iron rod; thence, S 07°-05'-45" W - 320.00 feet to an old iron rod situated in the northerly margin of Old Lebanon Dirt Road; thence, leaving the Withers boundary line and along the said margin of Old Lebanon Dirt Road in a northwesterly direction with a curve to the right having a radius of 758.52 feet a distance of 236.71 feet (chord = N 89°-17'-24" W - 235.75 feet) to an iron rod; thence, continuing along the said margin of said road N 80°-21'-00" W - 34.23 feet to an old concrete monument; said monument being the southeast corner of the James W. Withers, et ux property as recorded in Book 6887, Page 219, Register's Office for Davidson County, Tennessee; thence, leaving the said margin of said road and along the easterly boundary line of James W. Withers, et ux N 09°-41'-57" E 375.65 feet to an old iron rod; thence, N 80°-23'-08" W - 350.17 feet to an old iron rod situated in the easterly boundary line of the Martin L. Withers, et ux property as recorded in Book 7183, Page 49, Register's Office for Davidson County, Tennessee; thence, leaving the said James W. Withers, et ux property and along the said boundary line of the Martin L. Withers, et ux property N 09°-41'-14" E - 25.00 feet to an old iron rod; thence, N 62°-26'-29" W - 149.01 feet to an iron rod; thence, N 71°-47'-43" W - 205.71 feet to an old iron rod; thence, leaving the said Martin L. Withers, et ux property S 31°-02'-09" W - 68.61 feet to an iron rod; thence, N 79°-58'-28" W - 229.63 feet to the point of beginning. Containing 27.81 acres (1,211,345 SF)

Survey and legal description prepared by Charles M. Moran, Registered Land Surveyor, TRLS No. 970, 527 8th Avenue South, Nashville, TN 37203.

Being a portion of the property devised to Johnnie Odelle Withers, Sr. by Will of Inez Hager Withers of record in Will Book 136, Page 392, Probate Court Clerk's Office for Davidson County, Tennessee.

Johnnie Odell Withers, Sr. and Johnnie Odelle Withers, Sr. are one and the same person.

IDENTIFICATION REFERENCE
DEC 31 11 19 AM '92
DAVIDSON COUNTY, TN
7.8.5 1 1.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEE, its heirs and assigns, forever; and the said GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS MY HAND on this the day and date first above written.

Johnnie Odell Withers Sr.
JOHNNIE ODELL WITHERS, SR.

STATE OF TENNESSEE
COUNTY OF WILSON

7081 12/31 0101 03CHECK 864.00

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainor, JOHNNIE ODELL WITHERS, SR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 18th day of December, 1992.

Denise Carver
Notary Public

DENISE CARVER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-22-95

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

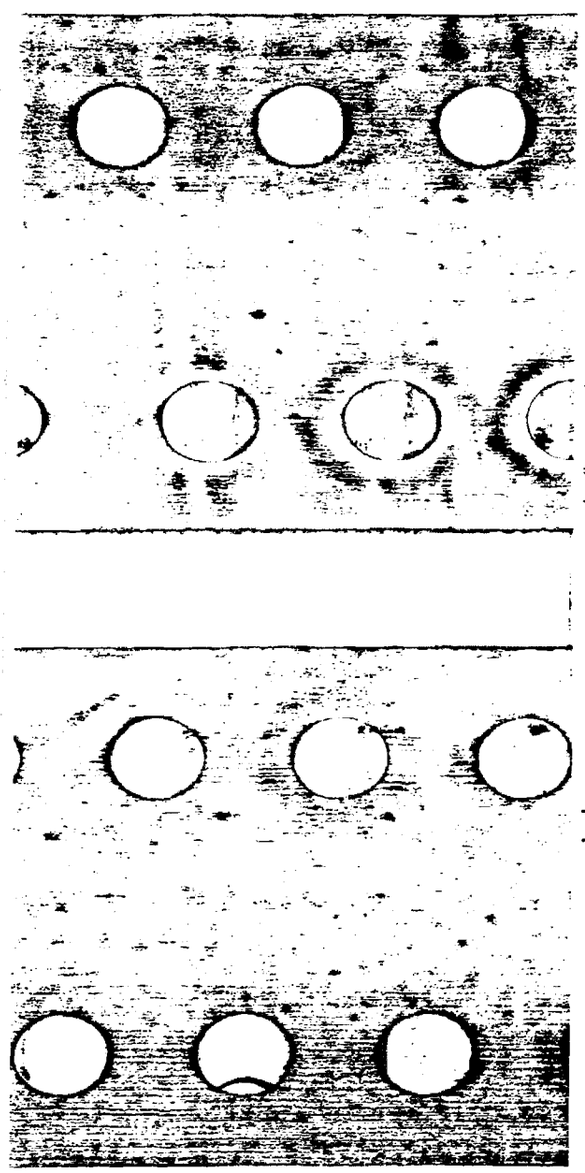
Affiant

Subscribed and sworn to before me this the 18th day of December, 1992.

Denise Carver
Notary Public

DENISE CARVER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-22-95



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

RECEIVED OF _____

FOR _____

BOOK 8828 PAGE 759

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	
				230000.00
			CON TX	851.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	864.00
			CHECK	864.00
12/31/92		01	11:17	0001 7081

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.85 I. I.

IDENTIFICATION REFERENCE

DEC 31 11 19 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 606195