"THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES"

Send tax bills to:

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

This instrument prepared by:

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

mail

Address of New Owner(s):

Same

Map: 75
Group:
Parcel: 153

Improved:
Unimproved: x

WARRANTY DEED

THIS INDENTURE made and entered into on this the 18th day of December, 1992, by and between DAVID B. KITCHEN, SR. and wife, KATHRYN L. KITCHEN, hereinafter referred to as the GRANTORS, 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 GRANTORS have this day bargained and sold and by these presents do 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 "D" 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 "D" being described according to said survey as follows:

Beginning at an iron rod situated in the easterly margin (25 feet from the centerline) of Tulip Grove Road; said iron rod being the northwest corner of the Paul Kitchen, et ux property as recorded in Book 8117, Page 105, Register's Office for Davidson County, Tennessee; thence, leaving the said Kitchen property and along the said margin of Tulip Grove Road N 32°-24'-39" E - 321.69 feet to an old iron rod; said iron rod being the southwest corner of the Robert A. Addis property as recorded in Book 6786, Page 742, Register's Office for Davidson County, Tennessee; thence, leaving the said margin of Tulip Grove Road and along the

southerly boundary line of Addis, S 78°-53'-37" E - 678.37 feet to an old iron rod; said iron rod being the most northwest 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 Addis property and along the westerly boundary line of Cole, S 11°-09'-39" W - 299.71 feet to an iron rod; said iron rod being the northeast corner of the aforementioned Paul Kitchen, et ux property; thence, leaving the said boundary line of Cole and along the northerly boundary line of Kitchen, N 78°-53'-36" W - 794.96 feet to the point of beginning. Containing 5.07 acres (220,784 SF)

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

Being the same property conveyed to David B. Kitchen, Sr. and wife, Kathryn L. Kitchen, by Deed of record in Book 8117, Page 113, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered except for a Deed of Trust securing Johnny Odell Withers, Sr. in the original amount of $17,000.00 of record in Book 8117, Page 109, Register's Office for Davidson County, Tennessee. The Grantee does hereby agree to assume and pay the balance due on the Promissory Note secured by the aforementioned Deed of Trust and to hold Grantors harmless from payment of same.

THE GRANTORS further covenant and bind themselves, their 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 OUR HANDS on this the day and date first above written.

David B. Kitchen, Sr.
DAVID B. KITCHEN, SR.

Kathryn L. Kitchen
KATHRYN L. KITCHEN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainors, DAVID B. KITCHEN, SR. and wife, KATHRYN L. KITCHEN, 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 $42,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mickh. Ferrell
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

7085 12/31 0101 03CHECK 170.25

7.8.5 1 5.

IDENTIFICATION REFERENCE

DEC 31 11 30 AM '92

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 8828 PAGE 774

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 12.00
TOTAL 170.25
CHECK 170.25

12/31/92 01 11:28 0001 7085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.5 I.5.

IDENTIFICATION REFERENCE

DEC 31 11 30 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 606199