Box 58 Q

FROM: Jenkins Properties, L.P.
4215 Harding Road
Unit 1004
Nashville, TN 37205

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

TO: Joseph William Sauve
903 Cadillac Avenue
Nashville, TN 37204

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Joseph William Sauve 903 Cadillac Avenue Nashville, TN 37204	SAME	Part of Map 71-7 Parcel 87 part of Parcel 240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8864 PAGE 776

The actual consideration or value, whichever is greater, for this transfer is $ 4500.00

Joseph William Sauve
Affiant

Subscribed and sworn to before me, this the 9th day of February, 1993.

Ann B Waddell
Notary Public

My Commission Expires: 3/23/96

3476 02/12 0101 03 CHECK 29.65

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jenkins Properties, L.P., a Tennessee limited partnership, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Joseph William Sauve, hereinafter called "GRANTEE," its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in the 1st. Civil District of Davidson County, Tennessee and being more particularly described according to a survey (the "Survey") dated September 18, 1992, prepared by MEC, Inc., 2123 Antioch Pike, Antioch, Tennessee 37013, as follows:

Beginning at the southwest corner of the herein described tract; thence, along a curve to the left 29.57 feet, said curve having a central angle of 3° -43'-27", a radius of 455.00 feet, a tangent of 14.79 feet and a chord of N 26° -46'-10" E, 29.57 feet;

Thence, N 24° -54'-27" E, 24.53 feet;
Thence, S 83° -48'-25" E, 207.16 feet;
Thence, S 05° -02'-31" W, 50.92 feet;
Thence, N 83° -48'-25" W, 226.44 feet to the point of beginning and containing 0.253 acres or 11,021 square feet.

Being a portion of the property conveyed to Jenkins Properties, L.P. by deed of record in Book 8040, page 290, Register's Office for Davidson County, Tennessee.

Said property, together with the Access Easement described below, is transferred subject to 1992 property taxes which will be

paid by Grantee and a Sewer Easement of record in Book 4089, page 442, said Register's Office.

This is unimproved property depicted as "Tract II" in the Survey which is attached hereto as Exhibit A, incorporated herein by this reference.

Access Easement

In addition to the parcel conveyed herewith, there is also conveyed to Grantee a permanent private easement for ingress and egress from and to West Trinity Lane along and over that portion of Grantor's property designated as "Lucas Lane" (including that portion of Tract I which lies within "Lucas Lane") on the attached Survey (the "Easement Area"). Said easement shall be for the use and benefit of the Grantee, his successors, heirs, and assigns and for them only, and shall run with the land conveyed by this deed and by that prior deed to Grantee of record in Book 7764, page 976, said Register's Office (less Tract I herein conveyed). It is expressly understood, however, that the easement conveyed herewith is a private easement for the benefit of Grantee, his successors, heirs and assigns only, and Grantee covenants and agrees by his acceptance and recording of this instrument that neither Grantee nor his successors, heirs, or assigns shall connect or be entitled to connect Lucas Lane or any other portion of the Easement Area to a publicly-dedicated road or other thoroughfare over any portion of Grantee's property described in the deed of record in Book 7764, page 976, said Register's Office, or to connect to Dickerson Road in any way.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, its 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 9th day of February, 1993.

JENKINS PROPERTIES, L.P., a Tennessee limited partnership

By: Jenkins Management, Inc., General Partner
Jack L. Jenkins, President

Accepted this 9th day of February, 1993.

Joseph William Sauve

9 2 1 9 6

IDENTIFICATION REFERENCE

FEB 12 9 37 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Jack L. Jenkins, President of Jenkins Management, Inc., the General Partner of Jenkins Properties, L.P., a Tennessee limited partnership, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory eveidence), and who upon oath acknowledged that he is the President of the General Partner of Jenkins Properties, L. P. and is authorized to execute the within instrument for the purposes therein contained on behalf of Jenkins Properties, L.P.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of February, 1993

Ann B Waddell
Notary Public

My Commission Expires: 3/23/96

STATE OF TENNESSEE

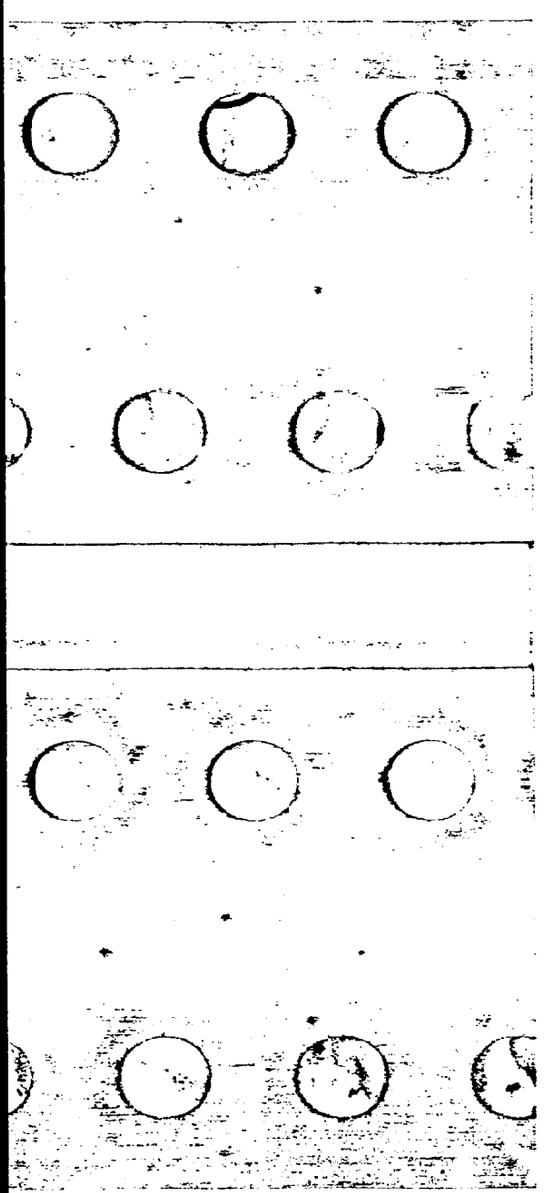
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within-named, Joseph William Sauve, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he is autorized to execute the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this the 9th day of February, 1993.

Ann B Waddell
Notary Public

My Commission Expires: 3/23/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8364 PAGE 779

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 4500.00
CON TX 16.65
PRFEE 1.00
WDEED 12.00
CHECK 29.65
TOTAL 29.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/12/93 01 09:35 0001 3476

92 1:9.6

IDENTIFICATION REFERENCE

FEB 12 9 37 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 621118