mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Executive Service Centers, Inc. 1501 County Hospital Rd Nashville, Tn. 37218	Same as New Owner	Map 17 Parcel 321 Field Book 11D 52043

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, J. H. WINCHESTER and wife, SUSAN L. WINCHESTER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto EXECUTIVE SERVICE CENTERS, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract 6 on a survey dated October 9, 1989, by Ray G. Cole, Registered Land Surveyor, No. 924 (Job number 89-131), as follows:

TRACT 6: BEGINNING at an iron pin in the line of Tract 5, marking the Southwest corner of the property conveyed to Phyllis Lucille Newsom of record in Book 7713, page 676, Register's Office for Davidson County, Tennessee, said point also marking the Northerly line of the terminus of a private 50 foot right of way access easement, as hereinbelow described; thence, with the line of Newsom South 89 deg. 30 min. 47 sec. East 467.83 feet to an iron pin in the line of the property of Charles J. Dorminey of record in Book 7475, page 214, said Register's Office; thence with the line of Dorminey South 89 deg. 26 min. 39 sec. East 478.76 feet to an existing iron pin marking the Southwest corner of the property conveyed to Bill R. Moss by deed of record in Book 6574, page 547, said Register's Office; thence, with the line of Moss South 89 deg. 29 min. 29 sec. East 92.70 feet to an existing iron pin; thence, South 88 deg. 50 min. 26 sec. East 292.63 feet to an existing iron pin, marking the Southwesterly corner to the property conveyed to Betty Jo Price by deed of record in Book 6707, page 693, said Register's Office; thence, with the line of Price South 88 deg. 52 min. 51 sec. East and continuing with the line of William A. Brewer of record in Book 7641, page 118, said Register's Office, 940.22 feet to an existing iron pin; thence, South 12 deg. 55 min. 33 sec. West 231.50 feet to an existing iron pin in the line of the property conveyed to Roger D. Ferguson by deed of record in Book 7500, page 14, said Register's Office; thence, with the line of Ferguson South 68 deg. 49 min. 12 sec. West 1,147.45 feet to an iron pin; thence, North 29 deg. 49 min. 13 sec. West 600.00 feet to an iron pin marking the Northeast corner of Tract 4; thence with the line of Tract 4 South 75 deg. 23 min. 31 sec. West 898.43 feet to an iron pin; thence, North 02 deg. 39 min. 18 sec. East 380.37 feet to the point of beginning and containing 19.00 acres, more or less.

BEING the same property conveyed to J. H. Winchester, et ux, Susan L. Winchester, by deed from F. David Galbreath, Harriet G. Moreland, Dolores G. Strasser and Annie Lee Fuqua Galbreath a/k/a Annie Lee Taylor, heirs at law of J. L. Galbreath, deceased, of record in Book 8008, page 277, Register's Office for Davidson County, Tennessee.

EASEMENT: GRANTORS further convey to the GRANTEE a non-exclusive, permanent, perpetual easement for ingress and egress, for the construction and maintenance of a roadway and for the construction, upkeep and maintenance of individual water lines, electric power lines, telephone service lines and other utilities, across Tract 5 of the subdivision of the Galbreath property, conveyed to Steven M. Minton and wife, Valerie E. Minton, their heirs, personal representatives or assigns, of record in Book 8008, page 272, said Register's Office, said easement being more specifically and particularly described as follows, to-wit:

RIGHT OF WAY ACCESS EASEMENT:
BEGINNING at an iron pin in the Easterly margin of Greer Road, said point being the most Westerly corner of the Greer property of record in Book 3804, page 742, Register's Office for Davidson County, Tennessee; thence, North 51 deg. 34 min. 28 sec. East, crossing a concrete monument and thence with the line of the property conveyed to Ruby C. Callis of record in Deed Book 7264, page 484, said Register's Office, 406.88 feet to an existing iron pipe; thence, North 06 deg. 02 min. 44 sec. East 345.07 feet to an iron pin; thence, North 42 deg. 44 min. 08 sec. East 140.00 feet to a point; thence,

North 77 deg. 44 min. 08 sec. East 110.00 feet to a point; thence, South 84 deg. 51 min. 31 sec. East 217.13 feet to a point marking the Northwest corner of Tract 6, a corner to the property conveyed to Phyllis Lucille Newsom of record in Book 7713, page 676, said Register's Office; thence, with the Westerly line of Tract 6 South 02 deg. 39 min. 18 sec. West 50.05 feet to a point; thence, North 84 deg. 51 min. 31 sec. West 211.64 feet to a point; thence, South 77 deg. 44 min. 08 sec. West 86.58 feet to a point; thence, South 42 deg. 44 min. 08 sec. West 117.66 feet to a point; thence, South 06 deg. 02 min. 44 sec. West 349.48 feet to a point in the line of Tract 4; thence, with the line of Tract 4 South 51 deg. 34 min. 28 sec. West 424.64 feet to an iron pin in the Easterly margin of Greer Road; thence, with said margin of said road in a Northwesterly direction on a curve having a delta angle of 08 deg. 51 min. 49 sec., a radius of 906.92 feet and a tangent of 70.29 feet for a distance of 50.11 feet to the point of beginning.

The said easement for ingress and egress will be jointly maintained by the GRANTEE, its successors or assigns, and Steven M. Minton and wife, Valerie E. Minton, their heirs, personal representatives or assigns.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property on Greer Road, Goodlettsville, TN 37072.

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 or assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1993, which are a lien but not yet due and payable, which have been prorated between the parties at closing, and will be paid in full by the GRANTEE, when due.

2. Subject to Restrictive Covenants of record in Book 8008, page 277, said Register's Office.

3. This property is subject to Greenbelt Rollback Taxes if land is converted to a use other than those stipulated in the provisions of T.C.A. §67-654 through §67-656. Any Greenbelt rollback taxes for the taxable year 1994 and any subsequent years shall be paid in full by the GRANTEE. Greenbelt rollback taxes for the taxable year 1993 and all prior years will be paid in full by the GRANTORS.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 20th day of May, 1993.

"GRANTORS"

J. H. Winchester
J. H. WINCHESTER

Susan L. Winchester
SUSAN L. WINCHESTER

"GRANTEE"

Executive Service Centers, Inc.

BY: Van E Hill
VAN HILL, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. H. WINCHESTER and wife, SUSAN L. WINCHESTER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 20th day of May, 1993.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 8955 PAGE 419

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared VAN HILL, with whom I am personally acquainted and who acknowledged himself to be the President of EXECUTIVE SERVICE CENTERS, INC., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and official seal, this the 20th day of May, 1993.
1993.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

5760 05/21 0101 03CHECK 105.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Van E Hill
Affiant

Sworn to and subscribed before me, this the 20th day of May, 1993.

Patsy C. Davidson
NOTARY PUBLIC

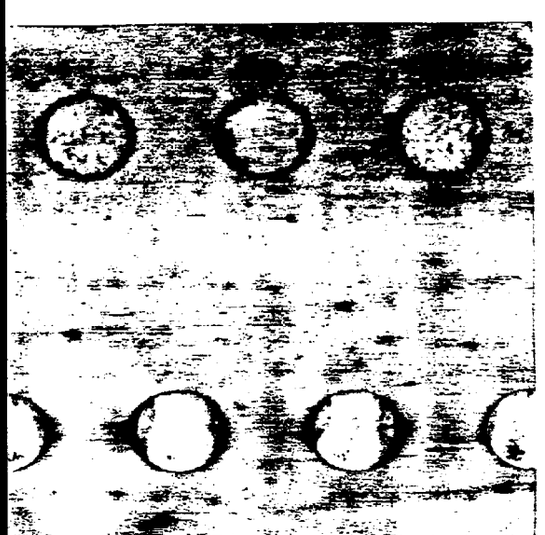
My Commission Expires: 12/29/93

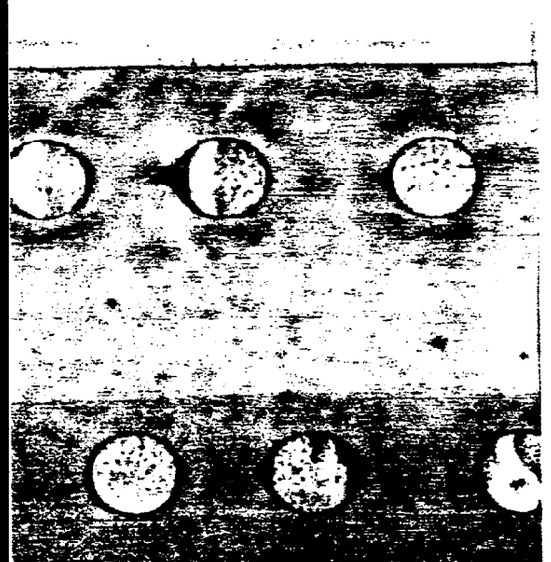
2206.8

IDENTIFICATION REFERENCE

MAY 21 9 48 AM '93

DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8955 PAGE 420

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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	12.00
TOTAL	105.50
CHECK	105.50

05/21/93 01 09:48 0001 5760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

220688

IDENTIFICATION REFERENCE

MAY 21 9 48 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 653807