BOOK 9013 PAGE 131

This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

TENNESSEE WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

William and Martha Minneci — Same — Map 142
220 Old Hickory Boulevard — Parcel No. 212
Nashville, Tennessee 37221

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00.

Martha H. Minneci
Affiant

Subscribed and sworn to before me, this 30th day of June, 1993.

David M Smythe
Notary Public at Large

My Commission Expires: 5-23-94

THIS INDENTURE, made this 30th day of June, 1993, by and between Ira M. Lane, Jr., of Davidson County, Tennessee ("Grantor") and William H. Minneci and wife, Martha H. Minneci of Davidson County, Tennessee ("Grantees").

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable consideration in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantees the following described premises, with the hereditaments and appurtenances thereto appertaining:

See attached Exhibit A.

TO HAVE AND TO HOLD the said premises to the said Grantees, their heirs and assigns forever.

And said Grantor, for himself and his successors and assigns does hereby covenant with said Grantees, their heirs, executors, administrators, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; has full power, authority and right to convey the same; that said premises are free from all encumbrances, except for those easements, restrictions or conditions of record in said Register's office; and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Janice B. Lane, wife of Grantor, joins in this conveyance for the purpose of conveying any marital interest she may have in the property as a result of her marriage to Grantor.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
ACTORY WHEN RECEIVED

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, Grantor and his wife, Janice B. Lane, have executed this instrument the date first above written.

Ira M. Lane, Jr.

Janice B. Lane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named bargainors, Ira M. Lane, Jr. and wife, Janice B. Lane, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June, 1993.

Notary Public at Large

My Commission Expires: 5-23-94

IDENTIF. ↑ REFERENCE

93 JUL 13 PM 4:00
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3393 07/13 0101 03CHECK 2 1308.00

EXHIBIT A

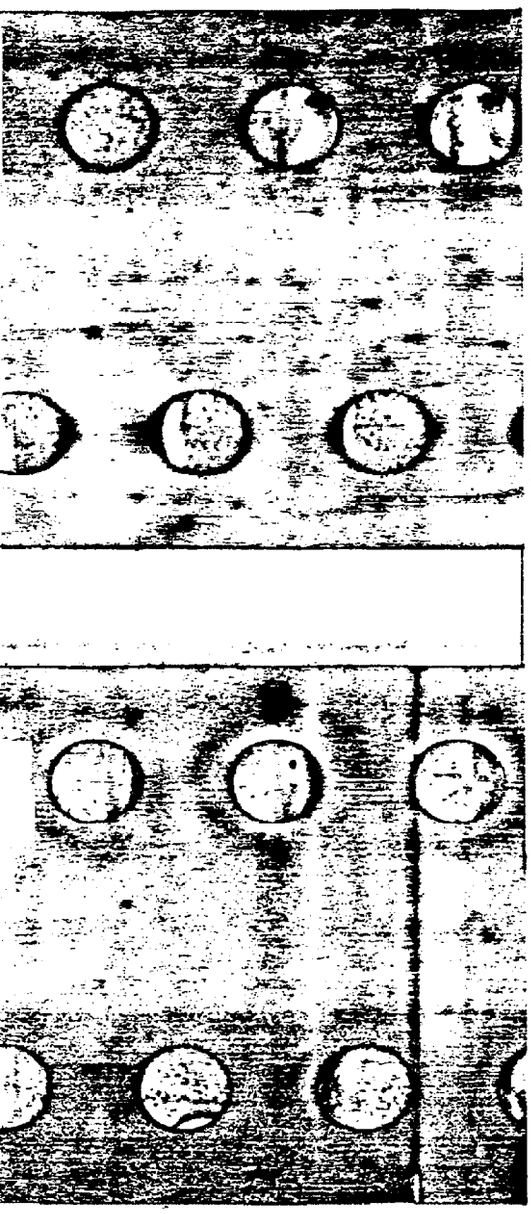
Being Tract 2 on the Resubdivision of Lot No. 1 in Belle Forest Commercial Area as of record in Book 5060, page 170, Register's Office for said County and described according to a survey made by A & A Engineers, Inc., dated May 26, 1982, as follows:

Beginning with an iron pin located in the easterly right of way margin of Old Hickory Boulevard and 501.66 feet north of U. S. Highway 70-S right of way margin; thence with said Old Hickory Boulevard margin in the northerly direction and with a curve to the right having a radius of 1392.63 feet and a length of 194.02 feet to an iron pin; thence leaving said right of way margin, south 64 degrees 09 minutes east 183.85 feet to an iron pin; thence south 64 degrees 47 minutes west 246.5 feet to the point of beginning, containing 0.413 acres, more or less.

Included in the above description, but expressly excluded from this conveyance is the following property conveyed by deed of record in Book 7929, page 928, said Register's office and described as follows:

Beginning at the point of intersection of the existing east margin of State Route 251 (Old Hickory Blvd.) and the north boundary of the Service Merchandise Company property; thence with said east margin northwardly 193 feet, more or less to a point in the Rodney I. Wise south boundary; thence with said south boundary south 60 degrees 46 minutes 10 seconds east 15 feet, more or less, thence with a curve left having a radius of 1,392.39 feet southwardly 178.29 feet to a point in the Service Merchandise north boundary; thence with said north boundary south 68 degrees 09 minutes 39 seconds west 20 feet, more or less to the point of beginning and containing 2880 square feet.

Being part of the same property conveyed to Ira M. Lane, Jr. by warranty deed from Cumberland Valley Enterprises, Inc. of record in Book 6685, Page 229, Register's office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 9013 PAGE 134

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 350000.00
				CON TX 1295.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1308.00
				CHECK 1308.00
07/13/93	01			16:01 0001 3393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40595
IDENTIF. ↑ REFERENCE

93 JUL 13 PM 4:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673813