Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Michael A. Brown Albert A. Brown Jack D. Odum 4275 Central Pike Hermitage, TN 37076	New Owner 4275 Central Pike Hermitage TN 37076	85-41 86-186
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, MS-COT ("Grantor"), a Tennessee general partnership, has bargained and sold, and hereby transfers and conveys to MICHAEL A BROWN, ALBERT A. BROWN, JACK D. ODUM ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Permit from Nora Johnson Cantrell and husband, D. W. Cantrell to Southern Bell Telephone and Telegraph Company of record in Book 1174, page 366, said Register's Office, to cut, top and trim all trees and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.

Jack D. Odum
Affiant

Subscribed and sworn to before me this 25th day of August, 1993.

Patricia H. Judd
Notary Public
My Commission Expires: 9/24/96

PATRICIA H. JUDD NOTARY PUBLIC AT LARGE STATE OF TENN.

8360/CSS
004310-000 8-25-93

undergrowth so as to clear at least 23 feet of the wires on or adjacent to subject property.

3. Easement for flow of Stones Creek.

4. A perpetual flowage easement granted United States of America as set forth in Judgment of the United States District Court, Middle Tennessee District, a certified copy of which appears of record in Book 2281, page 177, said Register's Office, in connection with Cheatham Lock and Dam project, being Tracts Nos. S01931-1-E, S-1931-2-3, S-1941-1-3 and S-1942-2-E.

5. Title to that portion of the premises within the bounds of that property as set forth and vested in the United States of America by Judgment of the United States District Court, Middle Tennessee District, a certified copy of which appears of record in Book 565, page 197, Register's Office for Davidson County, Tennessee, for a railroad right-of-way.

6. Records in the office of the Metropolitan Government Tax Assessor show there was a right of way taken in 1974, but no conveyance is of record.

7. Title to that portion of the premises embraced within the high and/or low water mark of Stones River.

8. Title to that portion of the premises conveyed to the United States Government for use as a railroad.

9. Title to that portion of the premises embraced within the bounds of any Indian graves.

10. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 25th day of August, 1993.

MS-COT

By: Odell Binkley Jr.

Title: Partner

This is unimproved property, located generally at the intersection of Lebanon Pike and Central Pike.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Odell Binkley, Jr. Personally appeared before me, Patricia H. Rudd, Notary Public, ~~Robert O. Frensley~~, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of MS-COT, a general partnership, and is authorized to execute this instrument on behalf of MS-COT.

WITNESS my hand, at office, this 25 day of August, 1993.

Patricia H. Rudd

Notary Public

My Commission Expires: 3-4-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

78360/CSS
004510-000/ 8/25/93

EXHIBIT A

Land in Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated May 18, 1993, as follows:

Beginning at an iron pin (new) in the southerly margin of Central Pike, 35.00 feet from the center line, the most northeast corner of this tract, and being located along the margin of said pike, N. 72 deg. 47 min. 19 sec. W. 225.73 feet from an iron pin (new) in the margin of said pike, at the westerly margin of Nashville-Eastern Railroad; thence, from said beginning point and leaving said pike, S. 29 deg. 42 min. 34 sec. W. 940.36 feet to an iron pin (new); thence, N. 71 deg. 24 min. 36 sec. W. 267.13 feet to an iron pin (new); thence, N. 33 deg. 22 min. 30 sec. E. 954.30 feet to an iron pin (new) in the margin of said Central Pike; thence, with said pike, S. 70 deg. 24 min. 40 sec. E. 118.88 feet to a point; thence, continuing with said pike, S. 72 deg. 47 min. 19 sec. E. 86.12 feet to the beginning, containing 5.00 acres more or less.

Being the same property conveyed to MS-COT, a Tennessee general partnership by Deed of record in Book 8987, page 1, R.O.D.C.

0690 09/01 0101 03CHECK 202.00

58591
IDENTIF. & REFERENCE

93 SEP -1 PM 4:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

78357/CSS
004510-000/ 8/25/93



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

RECEIVED OF _____

FOR _____

BOOK 9067 PAGE 249

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 50000.00
CON TX 185.00
PRFEE 1.00
MDEED 16.00
TOTAL 202.00
CHECK 202.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/01/93 01 16:01 0001 0690

58591
IDENTIF. # REFERENCE

93 SEP -1 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693171