Box 37
LL

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Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Randall M. Goldstein 120 Dunham Springs Lane Nashville, Tennessee 37205	183-000-134	Same as New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry (DAR)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LONNIE L. SMITH (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to RANDALL M. GOLDSTEIN (the "Grantee"), Grantee's heirs, successors and assigns, Grantor's one-half undivided interest in certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of Grantor's one-half undivided interest in the Property, and all covenants and warranties contained herein, are made expressly subject to those matters shown on Exhibit B, attached hereto and incorporated herein by this reference.

This is unimproved property, located on J.P. Hennessy Drive, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforementioned one-half undivided interest in the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the one-half undivided interest in the Property; that Grantor has a good right to convey the said interest, and that the Grantor's one-half undivided interest in the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds himself to warrant and forever defend title to the one-half undivided interest, transferred and conveyed hereunder to Grantee, Grantee's heirs, successors and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

David A. Ruth
Affiant

Subscribed and sworn to before me this 1st day of DECEMBER, 1993.

[illegible] Ellis
Notary Public
My Commission Expires: 11-22-97

[illegible] NOTARY PUBLIC STATE OF TENNESSEE

IN WITNESS WHEREOF, the Grantor has executed this Deed this 23rd day of November, 1993.

Lonnie L. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Melissa A. Sadeghi, Notary Public, Lonnie L. Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of November, 1993.

Melissa A. Sadeghi
Notary Public

My Commission Expires: 7/23/94

EXHIBIT A

A tract or parcel of land located at the intersection of Corporate Place and J. P. Hennessy Drive, being bounded generally by Corporate Place on the north, Hurricane Creek on the east, J. P. Hennessy Drive on the west, and McDowell Development Corporation property on the south, and described according to the survey of Hart, Freeland, Roberts, Inc., dated February 6, 1974, Job No. 4304, as follows:

Beginning at a point on the southerly margin of Corporate Place at its intersection with the easterly margin of J. P. Hennessy Drive; thence with the southerly margin of Corporate Place, south 63° 09' East 510.00 feet to a point in the centerline of Hurricane Creek; thence with said centerline of said Creek; South 27° 34' 55" West 157.68 feet to a point; thence leaving said Creek and crossing an existing railroad spur, south 82° 57' 23" West 332.59 feet to a point; thence with a curve having a radius of 549.47 feet, a distance of 205.07 feet to a point; thence North 75° 39' 37" West 60.06 feet to a point on the easterly margin of J. P. Hennessy Drive; thence with the said easterly margin and crossing an existing railroad spur along a curve having a radius of 2,261.83 feet, a distance of 222.02 feet to a point in said easterly margin; thence with said margin of J. P. Hennessy Drive, North 26° 51' East 189.80 feet to a point; thence with a curve having a radius of 25.00 feet, a distance of 39.27 feet to the point of beginning.

This being the same property conveyed to Lonnie L. Smith and Randall M. Goldstein by deed from Cumberland-Swan, Inc. dated May 6, 1991, of record in Book 8346, Page 539, Register's Office of Davidson County, Tennessee. The Property is not and has never been the principal residence of the Grantor.

EXHIBIT B

The property described in Exhibit A is conveyed subject to the following:

1. 1993 Metropolitan Government taxes;

2. Restrictive covenants of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee;

3. Easement for construction, maintenance, and repair of railroad spur line of record in Book 4626, page 224, and Book 5679, page 844, said Register's Office;

4. Easement for sewer lines of record in Book 4727, page 993, and Book 5680, page 967, said Register's Office;

5. Easement for water and sewer lines of record in Book 4699, page 585, and Book 4839, page 31, said Register's Office.

9677 12/03 0101 03CHECK 283.40

92791
IDENTIF. & REFERENCE

93 DEC -3 AM 10:44
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 16.00
TOTAL 283.40
CHECK 283.40

12/03/93 01 10:45 0001 9677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92791
IDENTIFICATION REFERENCE

93 DEC -3 AM 10:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 729744