ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
KEY INVESTMENTS, INC. P.O. Box 22711 Nashville, TN 37202	Same	159-0-63

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $165,000.00.

Affiant

Subscribed and sworn before me this 10th day of December, 1993.

NOTARY PUBLIC AT LARGE OF TENNESSEE

Notary Public

My Commission Expires: 7-22-95

This instrument prepared by: William B. Bruce
315 Deaderick St., 20th Floor
Nashville, TN 37238-2075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, we, Claude Franklin Linn, unmarried, and Dorothy Linn Turner, unmarried, have bargained and sold, and by these presents do transfer and convey unto Key Investments, Inc. (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in the 16th, formerly the 7th, Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, Surveyor, June 11, 1955, as follows:
>
> Beginning in the center of Oman Memorial Drive, eastwardly 1889 feet from the intersection of the center line of said Drive and the center line of Granny White Pike, thence north 1-1/4 degrees west 587 feet to a point in the southern boundary line of the property conveyed to Robert H. Horsley and wife, by deed from Howard Gardner, and wife, of record in book 2281, page 249, Register's Office for said County; thence with the southern boundary line of said Horsley's property, south 61 degrees 07' east 217.2 feet to an iron pin; thence south 1-1/4 degrees east 444 feet to the center of said Drive; thence with same, southwestwardly 200 feet to the beginning, containing 2.36 acres, more or less.
>
> Being the same property conveyed to James A. Linn and wife Dora Mai Linn by deed from Claude F. Linn, unmarried, of record in Book 3132, page 585, Register's Office for Davidson County, Tennessee. The said parties having since died, the said James A. Linn having predeceased Dora Mai Linn, and being the same property devised to Claude Franklin Linn and Dorothy Linn Jackson, now Turner, as devisees under the Will of Dora Caldwell Linn, deceased, of record in Will Book 184, page 402, Probate Court Clerk's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

The 1993 taxes have been prorated and assumed by the Grantee.

The property is subject to the restrictive covenants contained in instrument of record in Book 2480, Page 10, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of December, 1993.

Claude Franklin Linn
CLAUDE FRANKLIN LINN

Dorothy Linn Turner
DOROTHY LINN TURNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2876 12/10 0101 03CHECK 619.50

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CLAUDE FRANKLIN LINN and DOROTHY LINN TURNER, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 1993.

Jennifer Courtney
Notary Public

My Commission Expires: 7-22-95

95700
IDENTIF. & REFERENCE

93 DEC 10 PM 3:35
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 9183 PAGE 460

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 165000.00
				CON TX 610.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 619.50
				CHECK 619.50
12/10/93	01			15:36 0001 2876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95700
IDENTIF. # REFERENCE

93 DEC 10 PM 3:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 732895