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THIS INSTRUMENT PREPARED BY:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

BOOK 9185 PAGE 61

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Demkra Partners	Same	34-1-31
822 Wren Road		
Goodlettsville, TN 37072		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RONALD W. COTTEN and wife, KATHLEEN L. COTTEN, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto DEMKRA PARTNERS, a Tennessee general partnership, hereinafter the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein.

This conveyance is subject to matters described on Exhibit B and incorporated by reference herein.

This is improved property known as 822 Wren Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor does further covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands as of this 10th day of December, 1993.

Ronald W. Cotten
RONALD W. COTTEN

Kathleen L. Cotten
KATHLEEN L. COTTEN

DEBRA L. ELLIOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Debbie Elliott, a Notary Public in and for said County and State, the within named RONALD W. COTTEN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Sumner County, Tennessee, this 10th day of December, 1993.

Debbie Elliott
Notary Public

My Commission Expires: 10/6/96

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Debbie Elliott, a Notary Public in and for said County and State, the within named KATHLEEN L. COTTEN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Sumner County, Tennessee, this 10th day of December, 1993.

Debbie Elliott
Notary Public

My Commission Expires: 10/6/96

DEBRA L. ELLIOTT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or value of property (whichever is greater) is $132,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

DEMKRA Partners by:

Affiant

Sworn to and subscribed before me this 10th day of December, 1993.

Notary Public

My Commission Expires: 10/6/96

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Echo Meadows Subdivision, as of record in Book 2331, Page 64, Register's Office for said County.

Said Lot No. 35 fronts 153.3 feet on the easterly side of Wren Road and extends back 283.5 feet on the northerly line and 240 feet on the southerly line to a dead line, measuring 149.2 feet thereon.

Being the same property conveyed to Ronald W. Cotten and wife, Kathleen L. Cotten by deed from Don C. Simpson and wife, Edith L. Simpson of record in Book 4865, Page 951, Register's Office for Davidson County, Tennessee.

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EXHIBIT B

1. Current, nondelinquent real estate taxes.

2. Matters shown on Plan of record in Book 2331, Page 64, Register's Office for Davidson County, Tennessee.

96306
IDENTIF. & REFERENCE

93 DEC 13 PM 3:47

3535 12/13 0101 03CHECK 511.25

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

RECEIVED OF _____

FOR _____ BOOK 9185 PAGE 66

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
				132500.00
				CON TX 490.25
				PRFEE 1.00
				WDEED 20.00
				TOTAL 511.25
				CHECK 511.25
12/13/93	01			15:48 0001 3535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96306
IDENTIF. & REFERENCE

93 DEC 13 PM 3:47
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 733543