Box 21

This instrument prepared by:
Mark E. Morrison
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED BOOK 9212 PAGE 468

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
John Warner Veal 151 Village Parkway Marietta, GA 30067	SAME	Map 118-03-0 Parcels 079, 080, and 081

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J. C. PROPERTIES, a Georgia General Partnership composed of John Warner Veal and the Estate of James Culpepper Williams, (the "Grantor") does transfer and convey unto JOHN WARNER VEAL, (the "Grantee"), his successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns, forever. Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes, any and all restrictions or easement of record including, but not limited to easements for public utilities, anchor easement, sewer line easements, building setback lines and conditions of Owner's Certificate of record in Book 4460, page 33, in the Register's Office, Davidson County, Tennessee and an easement for sanitary sewers and/or storm drainage granted Metropolitan Government by Woodlawn Development Company, Inc. of record in Book 3861, page 595, in said Register's Office. And Grantor does further covenant and bind itself its heirs and representatives to warrant and forever defend the title to the land to the Grantee, his successors and assigns, against the lawful claims of all persons, whomever.

James Culpepper Williams having died on the 27th day of November, 1992 and John Warner Veal was appointed as the Executor of the Estate of James Culpepper Williams on the 23 day of December, 1992, the Order being of record in Book GG, page 25 in Cobb County, Georgia.

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.

Being unimproved property, known as 2544, 2548 and 2552 Bransford Avenue, in Berry Hill, Nashville, Tennessee 37204.

WITNESS our hands this 30 day of December, 1993.

J. C. PROPERTIES,
a Georgia General Partnership

BY: The Estate of James Culpepper Williams

John Warner Veal
JOHN WARNER VEAL, Executor of the Estate of James Culpepper Williams

BY: John Warner Veal
JOHN WARNER VEAL, Partner

04678
IDENTIF. ↑ REFERENCE

94 JAN -6 AM 9:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF GEORGIA)

COUNTY OF COBB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Warner Veal, 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 partner of J. C. PROPERTIES, a Georgia General Partnership, the maker, and is authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at ATLANTA, GEORGIA, this 30 day of DECEMBER, 1993.

John L. Westmoreland Jr.
NOTARY PUBLIC
My Commission Expires:_____

Notary Public, Cobb County, Georgia
My Commission Expires Dec. 26, 1994

STATE OF GEORGIA)

COUNTY OF COBB)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Warner Veal, with whom I am personally acquainted, and who acknowledged that he executed, for the purposes therein contained, the within instrument on the behalf of the Estate of James Culpepper Williams, John Warner Veal having been appointed as the Executor of the Estate of James Culpepper Williams, and who further acknowledged that the Estate of James Culpepper Williams is a partner of J. C. PROPERTIES, a Georgia General Partnership, the maker, and is authorized as the Executor to execute this instrument on behalf of the Estate of James Culpepper Williams.

WITNESS my hand and official seal at ATLANTA, GEORGIA, this 30 day of DECEMBER, 1993.

John L. Westmoreland Jr.
NOTARY PUBLIC
My Commission Expires:_____

Notary Public, Cobb County, Georgia
My Commission Expires Dec. 26, 1994

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration for this transfer, or value of property (whichever is greater) is $198,900.00.

John Warner Veal
Affiant

Subscribed and sworn before me this 30 day of DECEMBER, 1993.

John L. Westmoreland Jr.
NOTARY PUBLIC
My Commission Expires:_____

Notary Public, Cobb County, Georgia
My Commission Expires Dec. 26, 1994

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EXHIBIT "A"

TRACT 1:

Being Lot 24 on the plan of Bransford Industrial Park as of Record in Book 4460 page 33 Registers Office for Davidson County Tennessee.

Commencing at a iron post in the easterly margin of Bransford Avenue and the northern margin of I-440, thence with said easterly margin, North 4 degrees 25 minutes 05 seconds East 308.09 feet to an iron pin, the point of beginning, thence continuing with said east margin, North 4 degrees 25 minutes 05 seconds East 95.0 feet to an iron pin, thence a curve to the right of radius 25.0 feet for a length of 39.27 feet to an iron pin in the southerly margin of Ligon Drive, thence with said southerly margin with a curve to the left of radius 734.64 (more or less) for a length of 115.0 feet to an iron pin at the northwest corner of Lot 23, thence with the west margin of said lot, South 4 degrees 27 minutes 05 seconds East 130.59 feet to an iron pin, the northeast corner of Lot 25, thence with the northerly boundary of said lot, North 85 degrees 34 minutes 51 seconds West 159.90 feet to the point of beginning and containing 0.42 acre, more or less.

TRACT 2:

Being Lot 25 on the plan of Bransford Industrial Park as of Record in Book 4460, page 33, Register's Office for Davidson County Tennessee.

Commencing at a iron post in the easterly margin of Bransford Avenue and the northerly margin of I-65, thence with said easterly margin, North 4 degrees 25 minutes 05 seconds East 208.09 feet to an iron pin, the point of beginning, thence continuing with said easterly margin, North 4 degrees 25 minutes 05 seconds East 100.0 feet to an iron pin, the southwest corner of Lot 24, thence with the southern boundary of said lot, South 85 degrees 34 minutes 51 seconds East 159.90 feet to an iron pin, the southeast corner of Lot 24 and an interior corner of Lot 23, thence with the southwesterly boundary of Lot 23, South 37 degrees 55 minutes 17 seconds East 120.06 feet to an iron pin in the northerly margin of I-440, thence South 52 degrees 04 minutes 55 seconds West 16.72 feet with said northern margin of an iron pin, the northeast corner of Lot 26, thence with the northern boundary of Lot 26, North 85 degrees 34 minutes 51 seconds West 228.40 feet to the point of beginning and containing 0.47 acres, more or less.

TRACT 3:

Being Lot 26 on the plan of Bransford Industrial Park as of Record in Book 4460, page 33, Register's Office for Davidson County Tennessee.

Beginning at a iron post in the easterly R-O-W of Bransford Avenue and in the northerly margin of the R-O-W of I-440, thence with said east margin, North 4 degrees 25 minutes 05 seconds East 208.09 feet to an iron pin, the southwest corner of Lot 26, thence with the southerly margin of said lot, South 85 degrees 34 minutes 51 seconds East 228.40 feet to an iron pin in the northerly margin of I-440, thence with said northerly margin, South 52 degrees 04 minutes 55 seconds West 308.98 feet to the point of beginning and containing 0.55 acre, more or less.

Being the same property conveyed to J. [illegible]. Properties, a Georgia General Partnership, by deed from William David Harrison, Thomas E. Piper, William B. Owen, Henry H. Martin and Stan Force of record in Book 6565, page 91 Register's Office for Davidson County, Tennessee.

6524 01/07/93 0101 03CHECK 748.93

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

RECEIVED OF _____

FOR _____

BOOK 9212 PAGE 471

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	
				198900.00
			CON TX	735.93
			PRFEE	1.00
			WDEED	12.00
			TOTAL	748.93
			CHECK	748.93
01/06/94	01	09:18	0001	6524

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04678 IDENTIF. ▲ REFERENCE

94 JAN -6 AM 9:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 742545