This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

ADDRESS NEW OWNER:
John B. Gibbs and wife,
Betty L. Gibbs
1006 Bingham Drive
Goodlettsville, TN 37072

SEND TAX BILL:
Same.

MAP AND PARCEL:
MAP 50
PARCELS 64 & 65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ruby M. McClellan, unmarried ("Grantor"), bargained and sold, and by these presents hereby transfer and convey unto John B. Gibbs and wife, Betty L. Gibbs ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described in EXHIBIT A attached hereto and incorporated herein by reference.

This is improved property located at 3539 Dickerson Pike in Nashville, Tennessee.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantees, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of January, 1994.

Ruby M. McClellan
Ruby M. McClellan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ruby M. McClellan, unmarried, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at office this the 31ST day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $43,000.00.

AFFIANT

Subscribed and sworn to before me
this 31ST day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 9/16/95

15213
IDENTIF. & REFERENCE

94 FEB -4 PM 2:09
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2788 02/04 0101 03CHECK 2. 172.10

TRACT 1

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated November 18, 1993 and known as Job No: 930450 as follows:

Beginning at an iron pin set on the easterly margin of Dickerson Road, said point of beginning being the Southwest corner of the herein described tract and also being the Northwest corner of the Cordell Hous property of record in Book 8655, page 945, R.O.D.C., TN.; thence with the margin of said Dickerson Road North 10 degrees 44 minutes 27 seconds West 50.00 feet to an iron pin; thence leaving the margin of Dickerson Road South 85 degrees 49 minutes 52 seconds East 289.50 feet to an iron pin; thence South 80 degrees 32 minutes 01 seconds East 182.97 feet to an iron pin; thence South 54 degrees 06 minutes 16 seconds East 196.30 feet to an iron pin; thence South 88 degrees 15 minutes 19 seconds East 656.56 feet to an iron pin; thence South 02 degrees 37 minutes 25 seconds West 302.27 feet to an iron pin; thence with the line of the Horace Goodrich property of record in Book 7454, page 103, R.O.D.C., TN. North 88 degrees 40 minutes 09 seconds West 724.72 feet to an iron pin; thence leaving Goodrich line North 13 degrees 34 minutes 46 seconds West 115.00 feet to an iron pin; thence South 76 degrees 29 minutes 04 seconds West 29.75 feet to an iron pin; thence North 13 degrees 34 minutes 46 seconds West 249.50 feet to an iron pin; thence North 88 degrees 59 minutes 20 seconds West 99.10 feet to an iron pin; thence North 12 degrees 02 minutes 22 seconds West 52.58 feet to an iron pin; thence North 85 degrees 28 minutes 56 seconds West 124.00 feet to an iron pin; thence North 10 degrees 37 minutes 21 seconds West 10.37 feet to an iron pin; thence North 88 degrees 41 minutes 28 seconds West 178.86 feet to the point of beginning, containing 6.38 acres more or less.

Being part of the property conveyed to Ruby M. McClellan, unmarried, by deed from Runa G. Young, married, of record in Book 8872, page 164, Register's Office for Davidson County, Tennessee. Further being part of the property conveyed to Ruby M. McClellan, unmarried, by deed from Runa G. Young, married, of record in Book 8883, page 426, said Register's Office

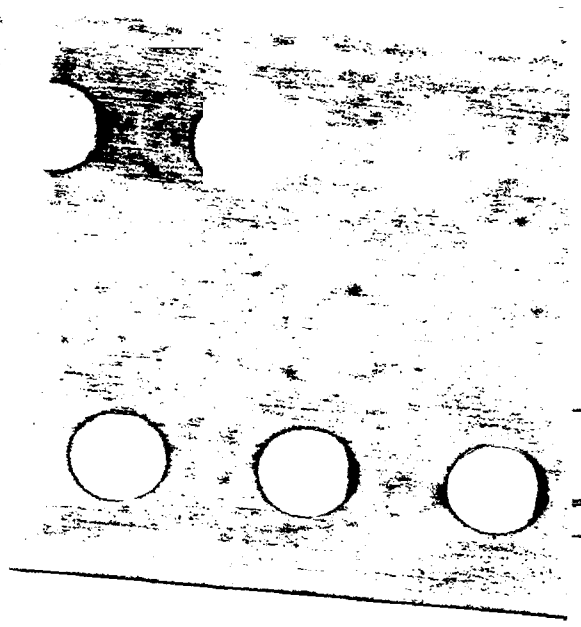
TRACT 2

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated November 18, 1993 and known as Job No: 930450 as follows:

Beginning at an iron pin set on the easterly margin of Dickerson Road, said point of beginning being the Northwest corner of the herein described tract and also being the Southwest corner of the Joel Hemphill property of record in Book 7610, page 135, R.O.D.C., TN.; thence with Hemphill's line and leaving the margin of Dickerson Road North 89 degrees 56 minutes 32 seconds East 478.45 feet to an iron pin at a fence corner; thence with the fence North 02 degrees 01 minutes 28 seconds West 91.16 feet to an iron pin at a fence corner; thence South 87 degrees 51 minutes 03 seconds East 834.20 feet to an iron pin; thence South 02 degrees 37 minutes 25 seconds West 302.28 feet to an iron pin; thence severing the McClellan property North 88 degrees 15 minutes 19 seconds West 656.56 feet to an iron pin; thence North 54 degrees 06 minutes 16 seconds West 196.30 feet to an iron pin; thence North 80 degrees 32 minutes 01 seconds West 182.97 feet to an iron pin; thence North 85 degrees 49 minutes 52 seconds West 289.50 feet to an iron pin on the easterly margin of Dickerson Road; thence with the easterly margin of Dickerson Road North 10 degrees 44 minutes 27 seconds West 56.43 feet to the point of beginning, containing 6.39 acres more or less.

Being part of the property conveyed to L. E. Glenn and Roy Glenn by deed from A. C. Hicks and wife, Ida Hicks of record in Book 1316, page 210, Register's Office for Davidson County, Tennessee. The said L. E. Glenn and Roy Glenn having died with the heirs-at-law of said decedents being Runa Glenn Young (spouse of L. E. Glenn), Virginia Bell Glenn (spouse of Roy Glenn and sole beneficiary under his last will and testament), Catherine Glenn Kemp, Judy Glenn Gregory (children of L. E. Glenn), Anna Glenn Hagaman (daughter and beneficiary by will of Cheatham Glenn, deceased son of L. E. Glenn). All heirs and/or beneficiaries having conveyed their interest in that portion of real estate still in the name of L. E. Glenn and Roy Glenn by Quitclaim Deed to Grantee simultaneously with the execution of this deed, other than Runa Glenn Young, who conveyed her interest to Ruby M. McClellan (the herein named Grantor) by Quitclaim Deed of record in Book 9243, page 217, said Register's Office. Further being part of the property conveyed to Ruby M. McClellan, unmarried, by deed from Runa G. Young, married, of record in Book 8883, page 426, said Register's Office. Further being part of the property conveyed to Ruby M. McClellan, unmarried, by deed from Runa G. Young, married, of record in Book 8872, page 164, said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING ON THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

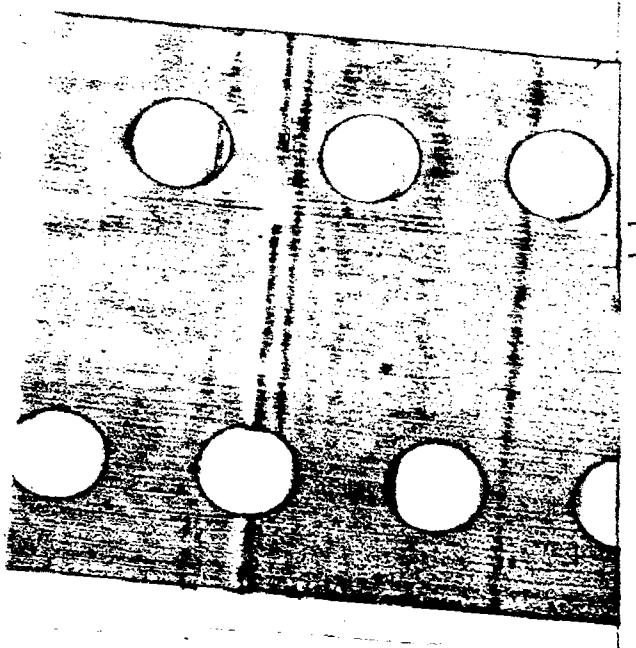
RECEIVED OF _____

FOR _____

BOOK 9242 PAGE 226

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	43000.00
CON TX	159.10
PRFEE	1.00
WDEED	12.00
TOTAL	172.10
CHECK	172.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/94 01 14:09 0001 278E

15213
IDENTIFICATION REFERENCE

94 FEB -4 PM 2:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 753554