43408

94 APR 27 PM 3:07

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

PICK-UP

THIS INSTRUMENT PREPARED BY:
Perry A. March
LEVINE, MATTSON, ORR & GERACIOTI
210 Third Avenue North
Nashville, TN 37201

WARRANTY DEED

BOOK 9324 PAGE 763

FROM: **Edward Kelly and Edward Scruggs Kelly (being one and the same person) and his wife, Martha Anne Kelly**

TO: **Four Squared Corp.**

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
5844 Beauregard Nashville, TN 37215	Four Squared Corp. 5844 Beauregard Nashville, TN 37215	M-158, P. 33 M-158, P. 32

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is Three Hundred Seventy Five and No/100 Dollars ($375,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of April, 1994.

Notary Public

My Commission Expires: May 23, 1994

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward Kelly and Edward Scruggs Kelly (being one and the same person) and his wife, Martha Anne Kelly** ("Grantors") have bargained and sold, and by these presents transfer and convey unto **FOUR SQUARED CORP.** ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I

A tract of land located in the 2nd Civil District of Davidson County, Tennessee at the northeast corner of Hillsboro Pike and Old Hickory Boulevard, in the City of Forest Hills and being Parcel 33 on Metro Tax Map 158 as recorded in Book 6343, page 301, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at a new iron pin in the northeast corner of Hillsboro Pike and Old Hickory Boulevard, said pin being the southwest corner of the hereindescribed tract and proceeding as follows:

With the east margin of Hillsboro Pike, North 31° 25′ east a distance of 563.70′ to an old p.k. nail; thence South 33° 25′ east a distance of 219.80′ to a new iron pin; thence South 40° 00′ east a distance of 200.0′ to an old iron pin in concrete; thence South 73° 20′ east a distance of 200.0′ to an old iron in concrete; thence South 87° 17′ 43" east a distance of 215.83′ to a new iron pin; thence South 79° 03′ 27" east a distance of 290.89′ to an old iron pin in concrete at the northeast corner of the hereindescribed tract on the common line of Forrest Trails Subdivision of record in Book 3700, page 25 Register's office for said County; thence South 5° 09′ 32" west a distance of 288.85′ to an old concrete monument in the north margin of Old Hickory Boulevard and being the southwest corner of Forrest Trails Subdivision and the southeast corner of the hereindescribed tract; thence, with the north margin of Old Hickory Boulevard North 79° 03′ 28" west a distance of 620.75′ to a new iron pin; thence with the north margin of Old Hickory Boulevard with a curve to the right having a radius of 5699.65′, a distance of 464.30′, a chord bearing of North 76° 43′ 28" west to an old concrete monument; thence with the north margin of Old Hickory Boulevard North 74° 23′ 28" west a distance of 154.74′ to the point of beginning containing 8.654 acres, more or less, as per survey by Turner Engineering Company, dated March 11, 1994, and being Job No. 23-79, W.O. #6820.

Being the same property conveyed to Edward Scruggs Kelly by deed from Alice Scruggs Kelly of record in Book 2957, page 23, Register's office for Davidson County, Tennessee.

This is improved property known as:

6308 Hillsboro Pike
House Number — Street

Nashville, Tennessee
P. O. Address — City or Town

TRACT II

A tract of land located in the 2nd Civil District of Davidson County, Tennessee at the northeast corner of Hillsboro Pike and Old Hickory Boulevard in the City of Forrest Hills and being Parcel 32 on Metro Tax Map 158 as recorded in Book 6343, page 301, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at an old p.k. nail in the east margin of Hillsboro Pike, said p.k. being North 31° 25′ east a distance of 563.7′ from the northeast corner of Hillsboro Pike and Old Hickory Boulevard; thence, with the east margin of Hillsboro Pike North 31° 25′ east a distance of 165′ to a new iron pin; thence, South 59° 19′ east a distance of 75′ to a new iron pin; thence, South 32° 09′ 29" west a distance of 200.0′ to a new iron pin; thence, North 33° 25′ west a distance of 80.0′ to the point of beginning containing 0.301 acres, more or less as per survey by Turner Engineering Company, dated March 11, 1994, and being Job No. 23-79, W.O. #6820.

Being the same property conveyed to Edward Kelly and Thomas Kelly by deed from Alice Scruggs Kelly a widow, of record in Book 3501, page 315, the said Thomas Kelly having quitclaimed his interest in said property to Edward Kelly of record in Book 6343, page 301, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

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

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

WITNESS our hands this 27th day of April, 1994.

Edward S. Kelly
Edward S. Kelly
(Edward Scruggs Kelly)

Martha Anne Kelly
Martha Anne Kelly

****

STATE OF Tennessee)
)
COUNTY OF Davidson)

9772 04/27 0101 03CHECK 1400.50

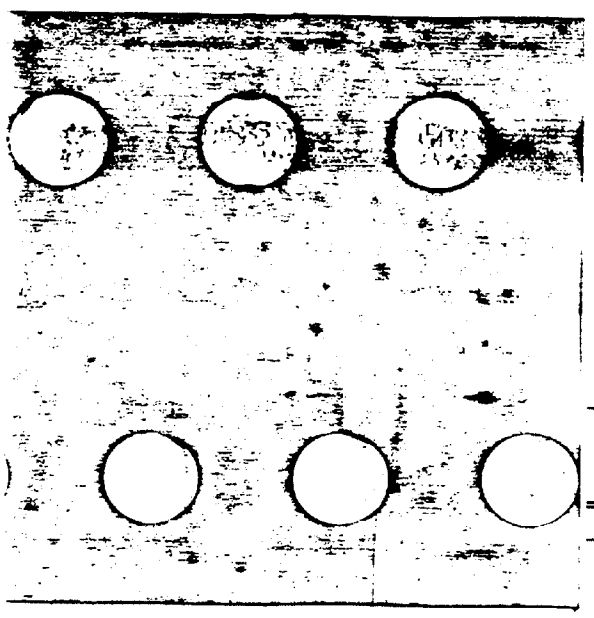
Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **Edward S. Kelly and wife Martha Anne Kelly**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

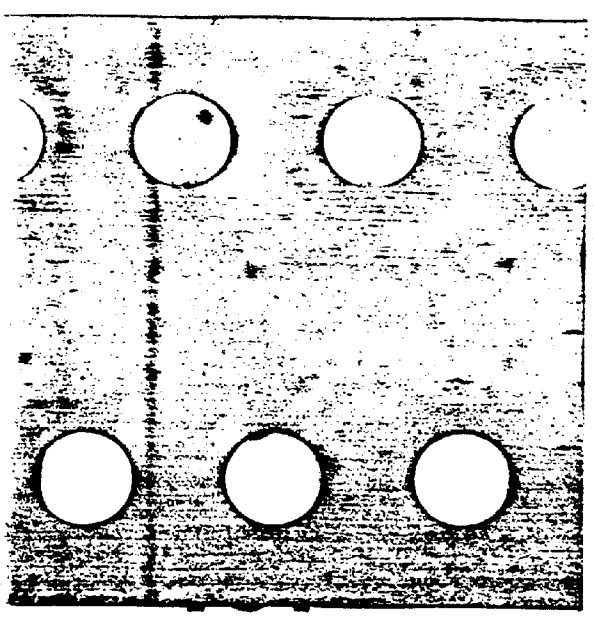
WITNESS my hand, at office, this 27th day of April, 1994.

Teresa J. Netherton
Notary Public

My Commission Expires:
May 23, 1994

n/four-2





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

RECEIVED OF _____

FOR _____

BOOK 9324 PAGE 766

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
375000.00
CON TX 1387.50
PRFEE 1.00
WDEED 12.00
TOTAL 1400.50
CHECK 1400.50
04/27/94 01 15:08 0001 8772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43408
IDENTIF. & REFERENCE

94 APR 27 PM 3:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 783896