54105

IDENTIFICATION REFERENCE

94 MAY 25 PM 1:52

FILED & RECORDED
DAVIDSON COUNTY, TN.
REGISTER

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

FILE BOX 57

BOOK 9356 PAGE 781

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0438 05/25 0101 02CHECK 1497.00

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this 25th day of May 1994.

Notary Public

My commission expires:

09/24/94

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
John J. Kuczma, Jr. 9000 Gassaway Circle Brentwood, Tn. 37027	Same	Map 85, Parcel 55 (Part Of)

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 consideration, the receipt of which is hereby acknowledged, **Mathews Partners, Inc.**, (the

"Grantor"), has bargained and sold, and by these presents does transfer and convey unto **John J. Kuczma, Jr.**, (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a parcel of land in the First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located in the southwesterly quadrant of Lebanon Pike and the Stones River and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of Lebanon Pike and the westerly bank of the Stones River;

Thence, with said westerly bank of the Stones River the following calls

S 13° 47' 00" E, 185.66 feet to a point;
S 05° 17' 00" E, 350.00 feet to a point;
S 03° 39' 00" W, 100.00 feet to a point;
S 11° 03' 00" E, 225.00 feet to a point;
S 03° 47' 00" E, 350.00 feet to a point;
S 03° 38' 00" W, 230.23 feet to a point;

Thence, leaving said westerly bank of the Stones River with a severance line, N 80° 56' 31" W, 701.17 feet to an iron pin set in the easterly right-of-way line of proposed Jackson Downs Boulevard.

Thence, with said easterly right-of-way line of proposed Jackson Downs Boulevard along a curve to the left 495.59 feet to an iron pin set, said curve having a central angle of 21° 20' 13", a radius of 1,330.53 feet, a tangent of 250.65 feet and a chord of N 01° 36' 37" w, 492.63 feet;

Thence, continuing with said easterly right-of-way line, N 12° 16' 44" W, 124.20 feet to an iron pin set;

Thence, continuing with said easterly right-of-way line along a curve to the left 337.13 feet to an iron pin set in the southerly right-of-way line of U.S. Highway 70 (Lebanon Pike), said curve having a central angle of 16° 22' 11", a radius of 1,180.00 feet, a tangent of 169.72 feet, and a chord of N 20° 27' 49" W, 335.99 feet;

Thence, with said southerly right-of-way line of U.S. Highway 70 (Lebanon Pike) the following calls:

N 29° 17' 00" E, 110.60 feet to an iron pin set,
N 67° 33' 00' E, 504.39 feet to an iron pin set,
N 64° 15' 00" E, 231.11 feet to the point of beginning.

Containing 871,200 square feet or 20.00 acres, more or less.

Being the same property conveyed to Mathews Partners, Inc. by deed of record in Book 9350, page 190, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1994 which will be paid according to a Proration Agreement between Grantor and Grantee of even date herewith.

2. NES Overhang Easement reserved in instrument recorded in Book 5848, page 105, said Register's Office.

3. Sanitary sewer easement of record in Book 4819, page 866, Register's Office for Davidson County, Tennessee.

4. Matters shown on the survey of Barge, Waggoner, Sumner & Cannon dated May 19, 1994.

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

And the Grantor does covenant with the said Grantee that he is 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 above.

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

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of May 23, 1994.

MATHEWS PARTNERS, INC.

By: R.C. Mathews III
Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

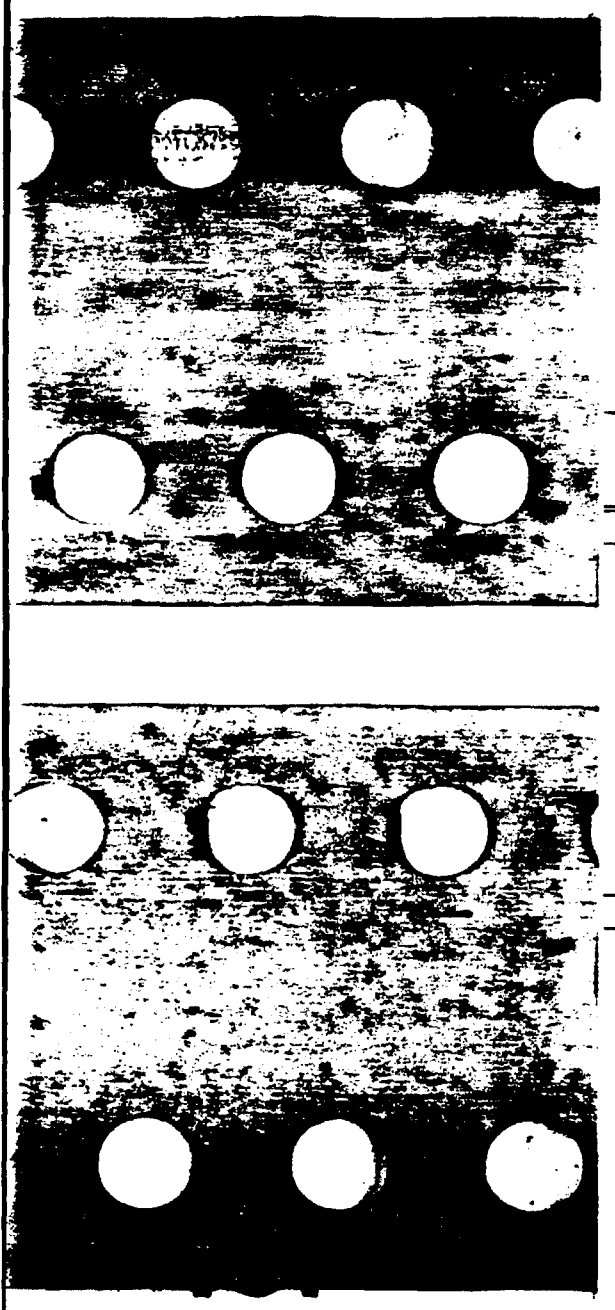
Before me, Melanie D Simpson of the state and county mentioned, personally appeared Robert C.H. Mathews, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Vice President (or other office authorized to execute the instrument) **Mathews Partners, Inc.**, the with named bargainor, a corporation, and that he as such Vice President, executed the foregoin instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, this 23 day of May, 1994.

Melanie D Simpson
Notary Public

My Commission Expires: 09/24/94

rcm.dir\kuzmgen.ded



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

RECEIVED OF _____

FOR _____

BOOK 9356 PAGE 785

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
400000.00
CON TX 1480.00
PRFEE 1.00
MDEED 16.00
TOTAL 1497.00
CHECK 1497.00

05/25/94 01 13:52 0001 0436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54105
IDENTIF. & REFERENCE

94 MAY 25 PM 1:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 795422