PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

WARRANTY DEED

Address New Owner As Follows:

Mr. & Mrs. Jack W. Douglas
3537 Woodbridge Drive
Nashville, Tennessee 37217

Send Tax Bills To:

SAME

Mortgagee:

Map & Parcel No.:

Pt. 106-1-120.1
106-1-122
106-1-123

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, KNIGHT-RIDDER NASHVILLE LAND CORPORATION, has this day bargained and sold, and does hereby transfer and convey unto JACK W. DOUGLAS and wife, CHARLOTTE A. DOUGLAS, the Grantees herein, their successors, heirs and assigns, certain real estate AS IS in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat Diesel Power Subdivision of record in Book 8250, page 343, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Knight-Ridder Nashville Land Corporation by deed from Knight-Ridder Broadcasting, Inc. of record in Book 7921, page 234, said Register's Office.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 110,000 ~~00~~.

Jack W Douglas
AFFIANT

09769
IDENTIF. ↑ REFERENCE

91 NOV 17 PM 12:08
[illegible] REGISTER
DAVIDSON COUNTY, TN.

BK 9523

Subscribed and sworn to before me this 17th day of November, 1994.

My Commission Expires:

December 7, 1994

NOTARY PUBLIC

This is improved property known as ____ Parris Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 15th day of November, 1994.

KNIGHT-RIDDER NASHVILLE LAND CORPORATION

By: Jerry M. Marshall
Treasurer

State of Florida)
)
County of Dade)

Before me, ~~Jerry M. Marshall~~ Zayra Rosado, a Notary Public in and for said county and state, personally appeared ____ Jerry M. Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Treasurer of KNIGHT-RIDDER NASHVILLE LAND CORPORATION, the within named bargainor, a corporation, and that he as such Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Treasurer.

Witness my hand and seal, at office in _____, this 7th day of November, 1994.

My Commission Expires:
December 22, 1996

NOTARY PUBLIC

SARA ROSADO
MY COMMISSION # CC 248063
EXPIRES: December 22, 1996
Bonded Thru Notary Public Underwriters

NOTE:

Buyers acknowledge and agree that they have had or will have prior to Closing, adequate opportunity to investigate and inspect the environmental condition of the Company's facilities and property and Buyers are acknowledging that they are buying the property AS IS WHERE IS. Buyers further acknowledge and agree that they have had an opportunity to discuss the environmental condition of the property with various employees, agents and/or representatives of the Company. To the extent they deem necessary, Buyers have investigated and have knowledge of operative or proposed governmental laws and regulations including, but not limited to, environmental use laws and regulations to which the property is or may be subject and Buyers are purchasing the property, upon the basis of their review and determination of the applicability and effect of such laws and regulations. Buyers acknowledge that they are entering into this agreement on the basis of whatever investigation of the physical and environmental conditions of the property they deemed necessary and Buyers assume the risk that adverse physical and environmental conditions may not have been revealed by their own investigation. Buyers further acknowledge that Seller, its trustees, officers, directors, agents, employees, shareholders and other persons acting on behalf of Seller have made no representation or warranty of any kind in connection with any matter relating to the environmental or other condition, value, fitness or use of the property upon which Buyers have relied directly or indirectly for any purpose.

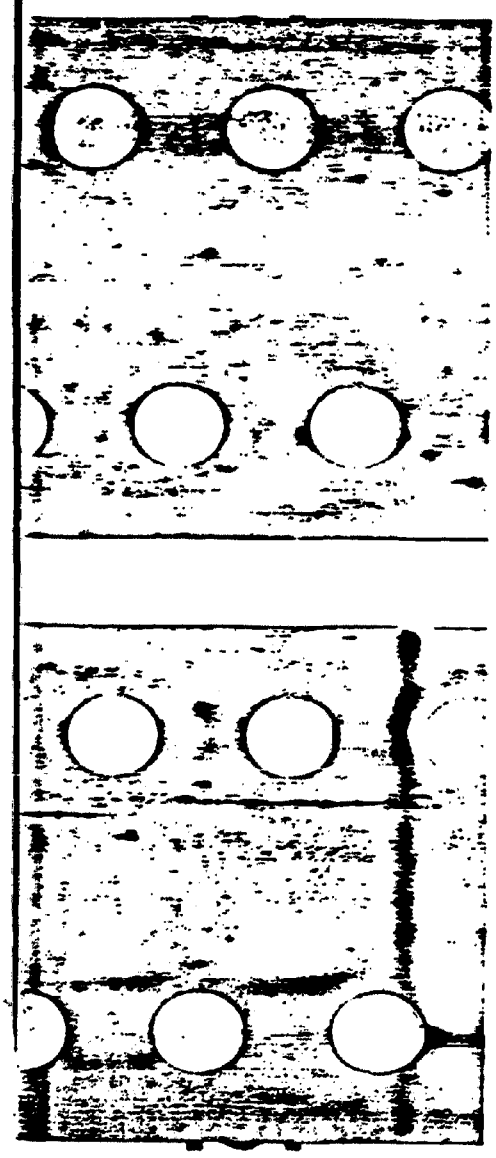
JACK W. DOUGLAS

CHARLOTTE A. DOUGLAS 420.00

BK 9523

REC

OFF



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

RECEIVED OF _____

FOR _____

Book 9523 PG 195

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

AMT	110000.00
CON TX	407.00
PRFEE	1.00
MDEED	12.00
TOTAL	420.00
CHECK	420.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4910

09769
IDENTIF. ← REFERENCE

94 NOV 17 PM 12:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 854975