This Instrument Prepared By:

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Touchstone Enterprises, LLC	SAME	Map 133-5
3738 Keystone Avenue		Parcel 75
Nashville, TN 37211-3321		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

CARL A. GARDNER AND WIFE, SANDRA S. GARDNER

have bargained and sold and by these presents do hereby transfer and convey unto the said

TOUCHSTONE ENTERPRISES, LLC, a Tennessee Limited Liability Company

the GRANTEES hercin, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 36 as shown on the Final Plat of Resubdivision of Lots 36 and 37, Section Seven -- Allied Industrial Park as of record in Plat Book 4060, page 82, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing concrete monument at the southeasterly end of the northeasterly return curve at the intersection of McNally Drive (60-foot public R.O.W.) and Keystone Avenue (60-foot public R.O.W.); thence, northwestwardly with said return curve, having a 25-foot radius curve to the right, a distance of 39.96 feet to an existing concrete monument (broken); said curve has a chord bearing and distance of N 41° 33' 45" W, 35.838 feet; thence, with the easterly right-of-way line of Keystone, N 04° 13' 30" E, 230.71 feet to an existing concrete monument at the southwesterly property corner of Lot No. 17 as shown on the Final Plat of Section Seven -- Allied Industrial Park, as of record in Plat Book 3842, page 179, Register's Office for Davidson County, Tennessee; thence, leaving said right-of-way line, with the southerly property line of Lot No. 17 and Lot No. 18, in part, (Plat Book 3842, page 179), S 85° 46' 30" E, passing through an existing iron pin at 180.00 feet for a total distance of 216.56 feet to an existing iron pin at the northwesterly property corner of Lot No. 35; thence, leaving the southerly property line of Lot No. 18, with the westerly property line of Lot No. 35 (Plat Book 3841, page 179), S 02° 39' W, 250.36 feet to an existing iron pin on the northerly right-of-way line of McNally Drive; thence, with said northerly right-of-way line, N 87° 21' 00" W, 197.82 feet to the point of beginning and containing 55,602 square feet or 1.276 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a class "Urban" ALTA/ACSM Land Title Survey of 1992. This description was prepared by: John O. Spry, R.L.S. No. 727 on November 3, 1994 from an ALTA/ACSM Land Title Survey by Ragan-Smith Associates, Inc., Job No. 94-117; W.O. No. 4708, dated November 3, 1994.

Being the same property conveyed to Carl A. Gardner and wife, Sandra S. Gardner, by deed from V. Morris Williams, Jr., and wife, Kay O. Williams, and Patricia W. Charron, of record in Book 5227, page 393, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1994 taxes; and Plan of Record in Book 4060, page 82, said Register's Office shows an Owner's Certificate, certain notes, easements and setback lines.

This is improved property known as 3738 Keystone Avenue.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. And, we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And, we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever, except as set forth above.

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 hands this 22nd day of November, 1994.

CARL A. GARDNER

SANDRA S. GARDNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared CARL A. GARDNER AND WIFE, SANDRA S. GARDNER, the within named bargainors, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, on this the 22nd day of November, 1994.

NOTARY PUBLIC

My commission expires: 7/27/96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 600,000.

Chief Manager

Sworn to and subscribed before me this 22nd day of November, 1994.

NOTARY PUBLIC

My commission expires: 7/27/96.

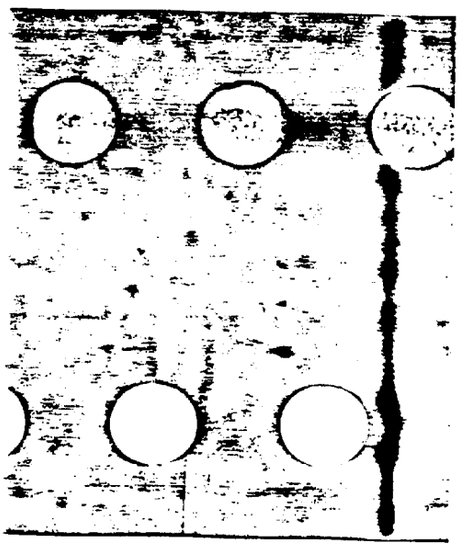
IDENTIF. & REFERENCE

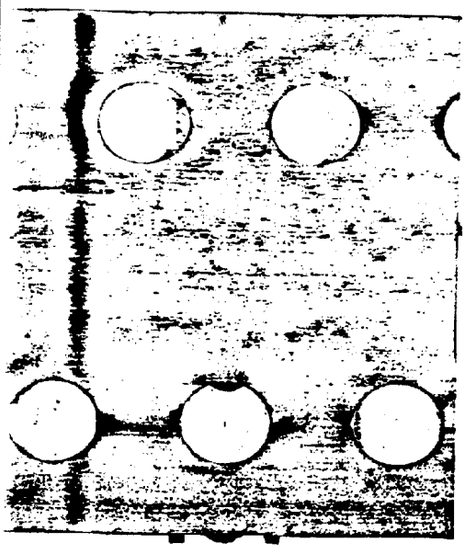
PICK-UP

94 NOV 23 AM 10:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

11293

9555 11/23 0101 03CHECK 22.00





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

RECEIVED OF _____

FOR _____

BOOK 9527 PG 573

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	
				600000.00
			CON TX	2220.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	2229.00
			CHECK	2229.00
11/23/94	01		10:03 0001	6555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11255
IDENTIF. ↑ REFERENCE

94 NOV 23 AM 10:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 856603