BOOK 9560 PG 253

#331119.02 12/28/94
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (DMS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
C N C Realty Limited Partnership 214 East 13th Street Dover, Ohio 44622 Attn: Vincent W. Kyle	SAME	41-128

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, G. LYLE HABERMEHL, an individual ("Grantor") has bargained and sold, and by these presents does transfer and convey unto C N C REALTY LIMITED PARTNERSHIP, an Ohio limited partnership ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of property located on Old Hickory Boulevard in Nashville, Davidson County, Tennessee, said parcel also being referred to as Lot No. 1, on the Plan of Hickory Hills Subdivision, Section Three, as prepared by Dale and Associates, Inc., dated August 2, 1984, and of record in Book 6200, page 112, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point being the southeasterly property corner of lands deeded to McDowell Development Corporation as of record in Book 4696, page 9, Register's Office for Davidson County, Tennessee, said point also being in the northerly margin of Old Hickory Boulevard, thence from said point and along said northerly margin of Old Hickory Boulevard South 79° 05′ 06" West a distance of 353.01 feet to a point; thence along a line North 25° 35′ 24" West a distance of 286.95 feet to a point being in the southerly margin of Hickory Hills Court, thence along said southerly margin along a curve to the right of radius of 664.66 foot

radius with a central angle of 22° 23′ 51" a distance of 259.82 feet to a point, thence along a line South 47° 59′ 15" East a distance of 372.37 feet to a point; thence along a line South 7° 45′ 53" West a distance of 97.91 feet to a point and containing 2.71 acres, more or less.

BEING the same property conveyed to Grantor by deed of record in Book 8525, page 243, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM CONVEYANCE is a 40′ right-of-way dedication which parallels Old Hickory Boulevard, described as follows:

BEGINNING at a point being the southeasterly property corner of lands deeded to McDowell Development Corporation as of record in Book 4696, page 9, Register's Office for Davidson County, Tennessee, said point also being in the northerly margin of Old Hickory Boulevard, thence from said point and along said northerly margin South 79° 05′ 06" West a distance of 353.01 feet to a point, thence along a line North 25° 35′ 24" West a distance of 41.35 feet to a point, thence along a line North 79° 05′ 06" East a distance of 377.01 feet to a point, thence along a line North 7° 45′ 53" West a distance of 42.22 feet to the point of beginning and containing 0.35 acre, more or less.

This is improved property known as 7526 Hickory Hills Court, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1994 property taxes, which are hereby assumed by Grantee;
2. Plat of record in Book 6200, page 112, said Register's Office; and
3. Storm Water Detention Agreement of record in Book 6381, page 861, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his 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, except claims arising out of the matters set forth above.

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 my hand this 30th day of December, 1994.

G. Lyle Habermehl

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, G. Lyle Habermehl, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of December, 1994.

Notary Public

My Commission Expires:

3-21-97

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $680,000.

Affiant

Sworn to and subscribed before me this 30th day of December, 1994.

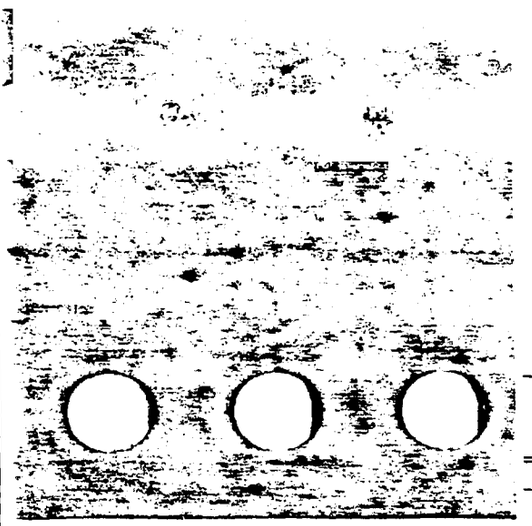
Notary Public

My Commission Expires:
3-22-97

21707
IDENTIFICATION REFERENCE

7997 12/30 0101 03CHECK 2533.00

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



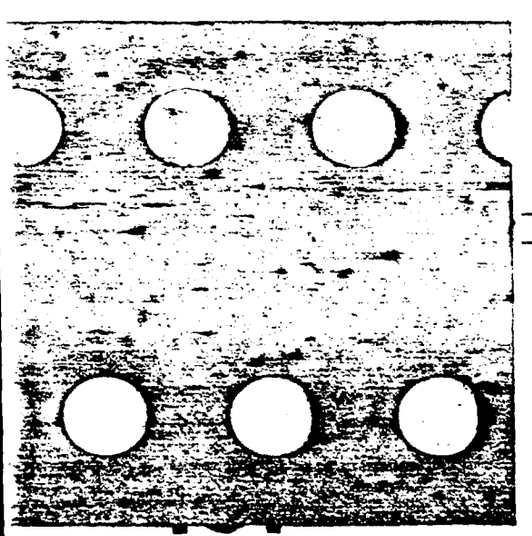
RECEIVED OF _____

FOR _____

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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 680000.00
CON TX 2516.00
PRFEE 1.00
WDEED 16.00
CHECK 2533.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2533.00

12/30/94 01 13:58 0001 7999

21707
IDENTIF. # REFERENCE

DEC 30 PM 1:59

DAVIDSON COUNTY, TN.

No. 867884