BOOK 9591 PG 293

Box 12 mw

FROM: JAMES M. WARD AND WIFE,
MARY JANE BOLLING WARD

TO: KEY INVESTMENTS, INC.

THIS INSTRUMENT PREPARED BY:

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Key Investments, Inc. P.O. Box 22711 Nashville, Tn. 37202	SAME	Part of Map 159 Parcel 97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

32748
IDENTIF. ⇗ REFERENCE

95 FEB -8 PM 2:05
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

The actual consideration or value, whichever is greater, for this transfer is $16,[illegible]0.00.

Affiant

Subscribed and sworn to before me, this the 6 day of February, 1995.

Notary Public

My Comm. Expires: 9/27/97

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, James M. Ward and wife, Mary Jane Bolling Ward, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Key Investments, Inc., hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property.

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 GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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WITNESS our hands this 8th day of February, 1995.

James M. Ward

James M. Ward

Mary Jane Bolling Ward

Mary Jane Bolling Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Ward and wife, Mary Jane Bolling Ward, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of February, 1995.

Carol R. Lewis

NOTARY PUBLIC

My Commission Expires: 1/25/97



EXHIBIT A

Land in Davidson County, Tennessee, being shown on the Final Plat for J. M. Ward/Key Investments, Inc. Subdivision, of record in Book 7900, page 852, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument said monument in gravel driveway and lying 1246 feet more or less southwesterly, along a common property line of property owned by James M. Ward and wife, Mary Jane Ward, as of record in Book 4537, page 990, said Register's Office, and the Gary Foltynewicz Property, as of record in Book 7941, page 157, said Register's Office, from the center of Old Hickory Boulevard; thence North 45 deg. 20' 28" West 216.24' to a concrete monument; thence North 43 deg. 50' 25" West 16.08' to an existing iron pipe; thence North 45 deg. 28' 39" East 205.34' to a concrete monument; thence South 03 deg. 27' 04" East, 308.13' to the point of beginning and containing 23,895 square feet or 0.549 acres more or less.

Being a part of the same property conveyed to James M. Ward and wife, Mary Jane Bolling Ward, by deed from J. T. Ward and wife, Mary Muncie Ward, of record in Book 4537, page 990, Register's Office for Davidson County, Tennessee.

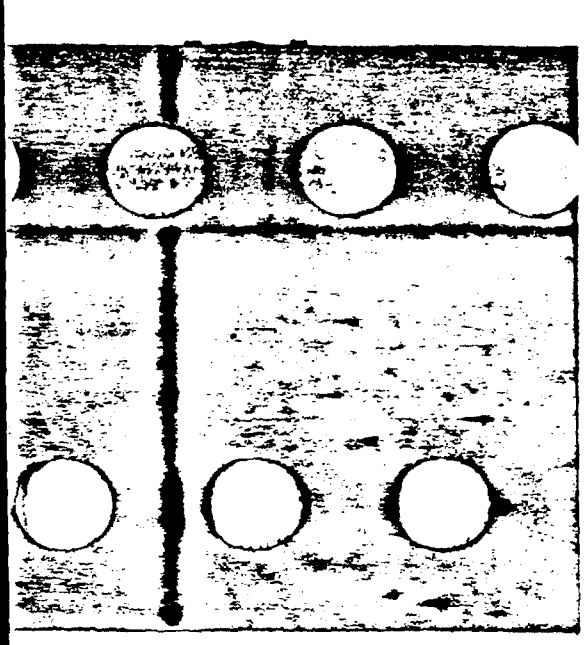
The above property is conveyed subject to the following:

1. 1995 Metropolitan Government taxes.

2. Right of Way and Wagon road easement contained in deed of record in Book 433, page 326, said Register's Office.

3. All matters as shown on the Plan of record in Book 7900, page 852, said Register's Office.

0184 02/08 0101 03CHECK 74.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

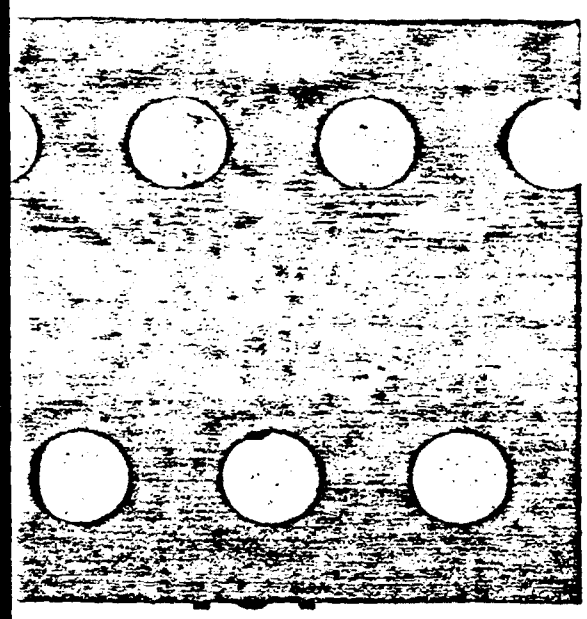
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 16470.00
CON TX 61.05
PRFEE 1.00
WDEED 12.00
TOTAL 74.05
CHECK 74.05

02/08/95 01 14:01 0001 0184



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32748
IDENTIF. ↑ REFERENCE

95 FEB -8 PM 2:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 879916