THIS INSTRUMENT PREPARED BY: LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER/LTIC 5909

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-SEVEN THOUSAND AND 00/100 ($27,000.00) DOLLARS, cash in hand paid by TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, receipt of which is hereby acknowledged, I, LEE CHIRA, Trustee, have bargained and sold, and by these presents do transfer and convey unto the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, its heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, and being Lot No. 91 of Poplar Creek Estates, Phase II, a plat of which is of record in Book 6900, Pages 339 through 347, and as amended in Book 7900, Pages 888 and 889, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Lee Chira, Trustee, by Quitclaim Deed from Nashville, Properties Partnership, a Florida general partnership composed of W.C. Demetree, Lee Chira and Nashville Industrial Properties, Inc., dated February 21, 1991, and of record in Book 8391, Page 159, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the restrictions and reservations of record in Book 6474, Page 346, and amended in Book 6486, Page 587; and to a Declaration of Covenants, Conditions and Restrictions of record in Book 6662, Page 433, and amended in Book 6987, Page 966; Book 7270, Page 648; and Book 7964, Page 33; and subject to all matters as shown by plat of record in Book 6900, Pages 339 through 347, and amended in Book 7900, Pages 888 and 889, all in the Register's Office of Davidson County, Tennessee, to which reference is hereby made.
>
> This conveyance is subject to a Storm Water Detention Agreement, dated December 19, 1986, and of record in Book 7099, Page 299, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, its successors and assigns, forever. And I do covenant with the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said TENNESSEE CONSTRUCTION COMPANY, a Tennessee corporation, its successors and assigns, against the lawful claims of all persons whomsoever.

MAIL ENV.

37630
IDENTIF. & REFERENCE
95 FEB 28 AM 10:24
REGISTER
DAVIDSON COUNTY, TN.

LINDA J. KNUDSEN executes this instrument on behalf of LEE CHIRA, Trustee, pursuant to a power of Attorney dated July 23, 1993, and of record in Book ___, Page ___, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, this 24 day of February, 1995.

LEE CHIRA, Trustee

BY: Lee Chira by Linda J. Knudsen
LINDA J. KNUDSEN, Attorney in Fact
Attorney in Fact.

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LINDA J. KNUDSEN, Attorney in Fact for LEE CHIRA, Trustee, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as the free act and deed of the said LEE CHIRA, Trustee, for the purposes therein contained.

Witness my hand and official seal at office in said County this 24 day of February, 1995.

Becky Gaskins
Notary Public

BECKY GASKINS NOTARY PUBLIC DICKSON COUNTY TN

My Commission Expires: 7-17-95

5534 02/28

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $27,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Linda Knudsen
Affiant

Sworn to and subscribed to before me this 24 day of February, 1995.

Becky Gaskins
Notary Public

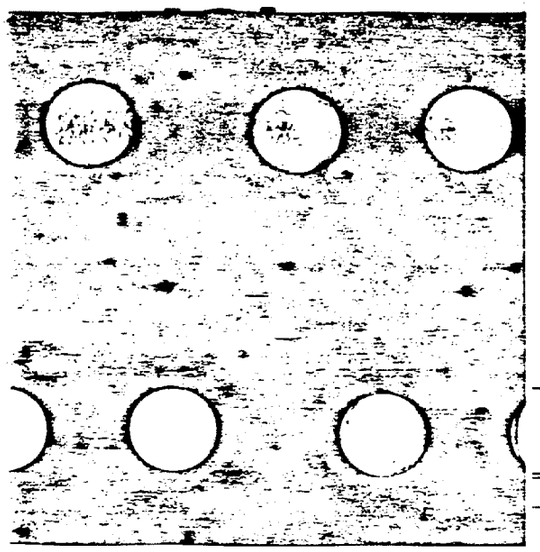
BECKY GASKINS NOTARY PUBLIC DICKSON COUNTY TN

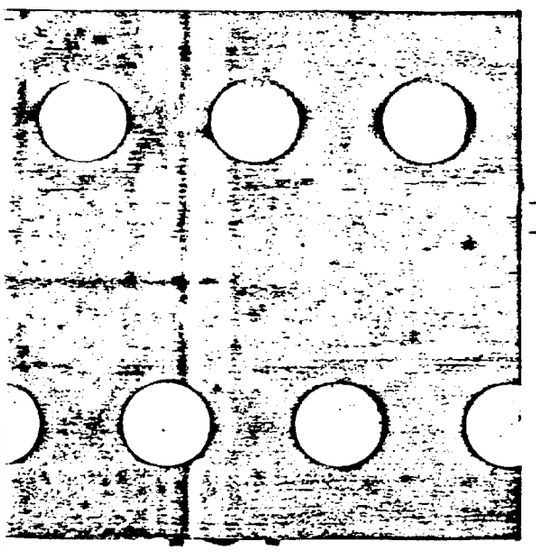
My Commission Expires: 7-17-95

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MAP/PARCEL
155-8C-91
FIELD BOOK NO.
9D-80337

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Thomas W. Little
Tennessee Construction Company
303 Woodland Drive
Kingston Springs, TN 37082





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

RECEIVED OF _____

FOR _____

BOOK 9605 PG 418

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 27000.00
CON TX 99.90
PRFEE 1.00
WDEED 8.00
TOTAL 108.90
CHECK 108.90

02/28/95 01 10:25 0001 5534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37630
IDENTIF. & REFERENCE

95 FEB 28 AM 10:24
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 885203