41

BOOK 9623 PG 202

GENERAL WARRANTY DEED

FROM: HARRIS A. GILBERT, CHARLES GILBERT, JR. and PAULINE GILBERT BADER, Grantors

TO: 21st CENTURY DEVELOPMENT CORPORATION, Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
617 Murfreesboro Rd ~~4327 Signal Hill~~ Nashville, TN ~~37205~~ 37210	(new owner)	163-46.00 Field Book Numbers 2 Du-17200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirteen Thousand Two Hundred and 00/100 Dollars ($13,200.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 22nd day of February, 1995.

Notary Public

My Commission Expires SEPT. 26, 1998

My Commission Expires:_____

FOR AND IN CONSIDERATION OF the sum of Thirteen Thousand Two Hundred and 00/100 Dollars ($13,200.00), the receipt and sufficiency of which are hereby acknowledged, Harris A. Gilbert, Charles Gilbert, Jr. and Pauline Gilbert Bader (formerly Pauline Gilbert) (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto 21st Century Development Corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as the intersection of Mt. View Road and Hickory Hollow Parkway, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands on the dates referenced hereinafter.

Harris A. Gilbert

Date: 2/22/95

Charles Gilbert, Jr.

Date: 2/21/95

Pauline Gilbert Bader

Date: 2/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public of said County and State, Harris A. Gilbert, 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 22nd day of February, 1995.

Susanne C. Pugh
Notary Public

My Commission Expires: My Commission Expires SEPT. 26, 1998

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Susanne C. Pugh, a Notary Public of said County and State, Charles Gilbert Jr., 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 21st day of February, 1995.

Susanne C. Pugh
Notary Public

My Commission Expires: My Commission Expires SEPT. 26, 1998

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, Pauline Gilbert Bader, a Notary Public of said County and State, Pauline Gilbert Bader, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16th day of February, 1995.

Debra M. Rodriguez
Notary Public

My Commission Expires: 9/28/95

DEBRA M. RODRIGUEZ
NOTARY PUBLIC, State of New York
No. 01RO4636071
Qualified in Suffolk County
Commission Expires 9/28/95

EXHIBIT A

Property Description

A tract of land in the second civil district of Davidson County, Tennessee, at the southeast corner of Mt. View Road and Cane Ridge Road, described as follows:

Beginning at a point on the northerly side of the Mt. View Road, the rock pointer at the northeast corner of the property of T. J. McMorrough and wife, and the southwest corner of the J.E. Guinn tract; and running thence north 79°30' west 424.8 feet to a point, 33 feet easterly from the right of way line of the N.C. and St. L. Railway, said point being the center line of the Cane Ridge Road; thence south 27°45' east with the center line of the Cane Ridge Road 700 feet to a point in said center line; thence north 10°0' east 547.5 feet to the beginning and containing 2.70 acres, more or less. Included in the above description but excluded from this conveyance is a 25-foot right of way from the center line of Mt. View Road and Cane Ridge Road as now built.

Being part of the same property conveyed to Harris Gilbert, Charles Gilbert, Jr. and Pauline Gilbert Bader by Quitclaim Deed from Harris A. Gilbert, Trustee of record in Book 9623, page 199, Register's Office of Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for 1995 constitute a lien, but are not yet due and payable.

2. Title to that portion of the premises, if any, embraced within the charter right of way of the N.C. and St. L. Railway.

3. Twenty-five foot right of way from the center line of Mt. View Road and Cane Ridge Road.

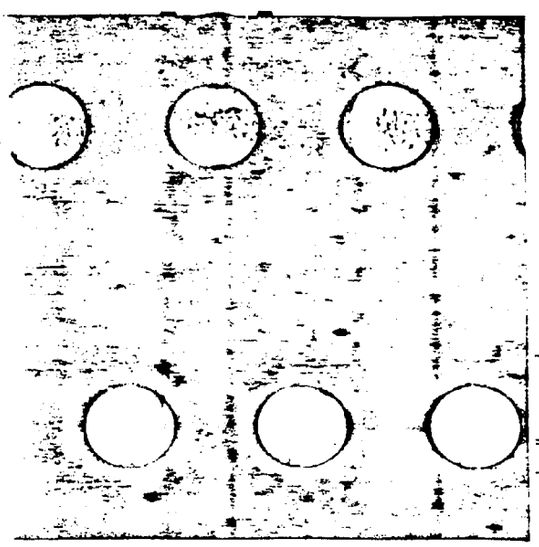
143621
IDENTIFICATION REFERENCE
95 FEB 20 PM 4:15
REGISTER

RECD FOR REC 95-34

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9623 PG 206

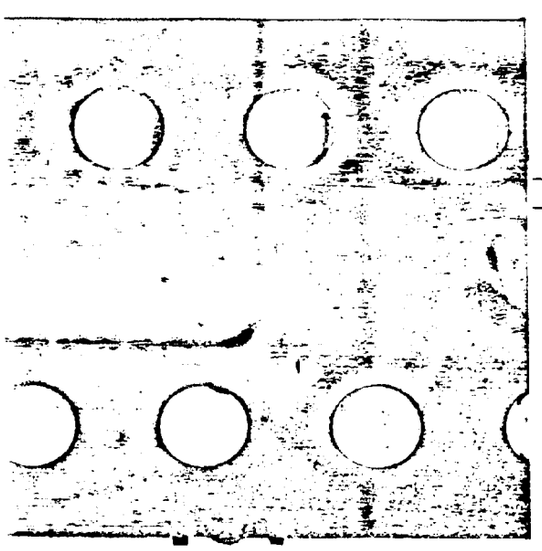
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 13200.00
CON TX 48.84
PRFEE 1.00
WDEED 16.00
TOTAL 65.84
CHECK 65.84

03/20/95 01 16:16 0001 2131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43624
IDENTIFICATION REFERENCE

95 MAR 20 PM 1:15
REGISTER
DAVIDSON COUNTY, TN.

No. 891708