BOOK 9715 PG 1

Box 49
94-26375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 240,000.

Affiant

Subscribed and Sworn to before me this the 28 day of June 1995.

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires Sept 26, 1998

Commission Expires:

THIS INSTRUMENT WAS PREPARED BY
JANE M. HAVERTY, ESQ.
BYRNE, ELDRIDGE, MOORE & DAVIS, P.C.
3340 Peachtree Road, N.E., Suite 1460, Tower Place
Atlanta, Georgia 30326

ADDRESS NEW OWNER(S) AND SEND TAX BILLS TO:

MAP-PARCEL NUMBER: 26-15-3

NASHVEST ASSOCIATES, Limited Partnership
c/o James Doran Company
741-B Johnnie Dodds Blvd.
Mt. Pleasant, S.C. 29464

LIMITED
WARRANTY DEED

THIS INSTRUMENT is made as of the 28th day of June in the Year One Thousand Nine Hundred Ninety-Five (1995) between **J.L. NEWMAN & WILDA T. NEWMAN, BOBBY D. TIDWELL, SR., MELVA B. TIDWELL, JOEL REX TIDWELL, SR., JULIA N. TIDWELL, WILLIAM D. TIDWELL, JR., ELIZABETH ANN TIDWELL, AILEEN T. HUFFINES, AND DONALD M. HUFFINES, SR.** (hereinafter collectively referred to as "Grantor") and **NASHVEST ASSOCIATES, LIMITED PARTNERSHIP**, a Georgia limited partnership (hereinafter referred to as "Grantee") (the terms Grantor and Grantee to include their respective heirs, legal representatives, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, in hand paid, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, all right, title and interest of Grantor in and to the following described real property:

> All that tract or parcel of land lying and being in the Second District of Davidson County, Tennessee, located on the southeast margin of U.S. 31E (Gallatin Pike) at Goodlettsville, Tennessee, and being more fully and particularly described in Exhibit "A" attached hereto and incorporated herein by this reference,

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all and singular the rights, members, and appurtenances to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, its successors and assigns, forever, in FEE SIMPLE.

Grantor does hereby 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 that the same is unencumbered except for those matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference.

AND, subject to the title matters expressly set forth in Exhibit "B" attached hereto and incorporated herein by this reference, Grantor does further covenant and bind themselves, their heirs and representatives to warrant and forever defend the right and title to the above-described tract or parcel of land unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this instrument the day and year first above written.

GRANTOR:

J.L. Newman (SEAL)
J.L. Newman

Wilda T. Newman (SEAL)
Wilda T. Newman

Bobby D. Tidwell, Sr. (SEAL)
Bobby D. Tidwell, Sr.

Melva B. Tidwell (SEAL)
Melva B. Tidwell

By (SEAL)
Joel Rex Tidwell, Sr.

By (SEAL)
Julia N. Tidwell

William D. Tidwell, Jr. (SEAL)
William D. Tidwell, Jr.

Elizabeth Ann Tidwell (SEAL)
Elizabeth Ann Tidwell

Aileen T. Huffines (SEAL)
Aileen T. Huffines

Donald M. Huffines, Sr. (SEAL)
Donald M. Huffines, Sr.

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 J.L. Newman, the bargainor(s), 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 and official seal at office at Nashville, Tennessee on this the 27th day of June, 1995.

Commission Expires: 11/22/97

Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

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 Wilda T. Newman, the bargainor(s), 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 and official seal at office at Nashville, Tennessee on this the 27th day of June, 1995.

Commission Expires: 11/22/97

Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

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 Bobby D. Tidwell, Sr., the bargainor(s), 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 and official seal at office at Nashville, Tennessee on this the 27th day of June, 1995.

Commission Expires: 11/22/97

Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

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 Melva B. Tidwell, the bargainor(s), 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 and official seal at office at Nashville, Tennessee on this the 27th day of June, 1995.

Commission Expires: 11/22/97

Patty J. Welch
Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William D. Tidwell, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument on behalf of Joel Rex Tidwell, Sr., and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of said Joel Rex Tidwell, Sr..

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of June, 1995.

Commission Expires: 11/22/97

Patty J. Welch
Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William D. Tidwell, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument on behalf of Julia N. Tidwell, and acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of Julia N. Tidwell.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of June, 1995.

Commission Expires: 11/22/97

Patty J. Welch
Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

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 William D. Tidwell, Jr., the bargainor(s), 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 and official seal at office at Nashville, Tennessee on this the 27th day of June, 1995.

Commission Expires: 11/22/97

Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

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 Elizabeth Ann Tidwell, the bargainor(s), 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 and official seal at office at Nashville, Tennessee on this the 27th day of June, 1995.

Commission Expires: 11/22/97

Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

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 Aileen T. Huffines, the bargainor(s), 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 and official seal at office at Nashville, Tennessee on this the 27th day of June, 1995.

Commission Expires: 11/22/97

Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

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 Donald M. Huffines, Sr., the bargainor(s), 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 and official seal at office at Nashville, Tennessee on this the 27th day of _____, 1995.

Commission Expires: 11/22/97

Patty J. Welch
Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 1997

EXHIBIT "A"

LAND lying in the Second Civil District of Davidson County, Tennessee, located on the southeast margin of U.S. 31E (Gallatin Pike) at Goodlettsville, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the southeast margin of U.S. 31E, said pin being 359 feet, more or less, West of the centerline of Northside Drive; thence, leaving said margin, with the West line of North Hills Estate, Section One, record in Plat Book 3300, Page 18, Register's Office for Davidson County, Tennessee, South 51 degrees 41 minutes 00 seconds East, 620.00 feet to an iron pin; thence, severing the subject tract, South 45 degrees 30 minutes 02 seconds West, 158.53 feet to an iron pin at the southeast corner of Bruno's, Inc. of record in Deed Book 7012, Page 243, Register's Office for Davidson County, Tennessee; thence, with said Bruno's East line North 44 degrees 04 minutes 49 seconds West, 615.71 feet to an iron pin in the southerly margin of U.S. 31E; thence, with said margin North 45 degrees 55 minutes East, 76.42 feet to the Point of Beginning, containing 72,284 square feet or 1.66 acres, more or less. BEING a portion of the same property conveyed to J.L. Newman and wife, Wilda T. Newman, by Deed of Record in Book 3308, Page 340, Register's Office for Davidson County, Tennessee. A 40% undivided interest was conveyed in equal shares to Bobby D. Tidwell, Sr., Melva B. Tidwell, Joel Rex Tidwell, Sr., Julia N. Tidwell, William D. Tidwell, Jr., ELizabeth Ann Tidwell, Aileen T. Huffines and Donald M. Huffines, Sr., by Deed of Record in Book 9514, Page 422, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. 1995 taxes, a lien, which are not yet due and payable.

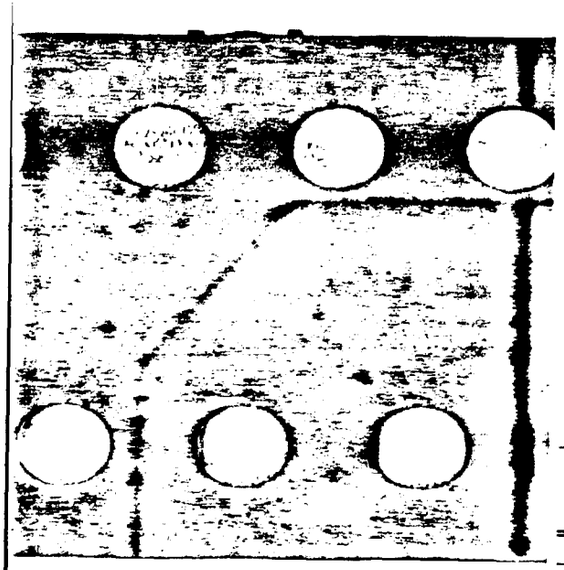
2. Survey Number 14694, last revised 2/21/95 and updated 6/5/95, prepared by Dillehay and Associates, Surveyors, indicates the following:

(a) Anchor easements, power poles, guy wires, overhead electric lines and overhead telephone lines as shown on said survey. All as more particularly shown on said survey.

3916 06/29 0101 030-CHECK 921.00

00714304
IDENTIF. & REFERENCE

95 JUN 28 PM 3:14
FELIX ... REGISTER
DAVIDSON COUNTY, TN.



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

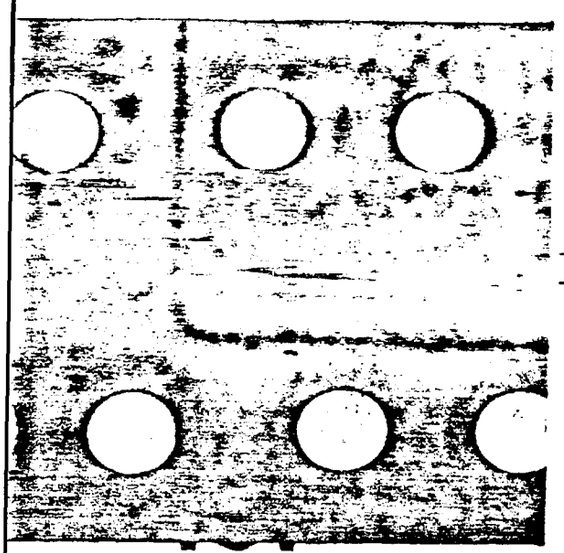
RECEIVED OF _____

FOR _____

BOOK 9715 PG 9

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
240000.00
CON TX 888.00
PRFEE 1.00
WDEED 32.00
TOTAL 921.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 921.00

06/28/95 01 15:15 0001 5906

0074304
IDENTIF. ↑ REFERENCE

95 JUN 28 PM 3:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925084