BOOK 9740 PG 99

Prepared by John G. Doak, Sr., Attorney, 2525 Lebanon Road, Nashville, Tn., 37214, B.P.R.. # 2343

WARRANTY DEED

From: Roger T. Gray and Roland W. Gray,
Heirs at law of William T. Gray
To: Commercial Industrial Real Estate Associates, Inc. Trustee

New Owner : Commercial Industrial Real Estate Associates, Inc. Trustee
Address : 233 Oceola Drive
Nashville Tn., 37209

Send Tax Bills To: Same

Map Number: 59
Parcel Number: 120 & 121
Fld Bk #'s 13DA 25580 & 13DA 25570

4594 07/26 0101 03CHECK 318.92

00082188

IDENTIFICATION REFERENCE

95 JUL 26 AM 9:12

REGISTER
DAVIDSON COUNTY, TN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $83,761.86

By Robert D. Gray V.P.
Affiant

Sworn to & subscribed before me on 7-25-95

JOHN G. DOAK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Commission Expires: 5-21-97

Affix Seal

FOR AND IN CONSIDERATION of the payment of **Eighty Three Thousand Seven Hundred Sixty One Dollars and Eighty Six Cents ($83,761.86)** cash-in-hand, the receipt and sufficiency of which is hereby acknowledged, Grantors, Roger T. Gray and Roland W. Gray have, this day, bargained & sold, and do hereby transfer & convey unto Grantees, Commercial Industrial Real Estate Associates, Inc., as Trustee with full power to encumber, mortgage, sell, transfer & convey, any part or all of the same without the joinder of any beneficiary, its successors and assigns, the following described real property:

Parcels 120 & 121, on Metro Tax Map 59, and lying on the Easterly side of Knight Drive, in the 12th Civil District of Davidson Co., Tn., described by a "Category One", 1:7500 (unadjusted) ratio of precision survey, dated June 14, 1995, and assigned Job No. 95-0121 by J. Bruce Rainey, of Bruce Rainey & Associates Land Development Consultants, and consisting of one tract of 1.004 ± acres on Knight Drive (Map 59/ Parcel 120/ Field Book# 13DA-25580), and one tract of 7.372 ± acres at 2825 Knight Drive (Map 59/ Parcel 121/ Field Book# 13DA-25570) which tracts are described as follows:

The 1.004± acre tract, begins at the northwesterly corner of the 7.372± acre tract at an iron pin set on the easterly right-of-way line of Knight Drive; thence with a curve to the left with a radius of 664.01 feet, in a generally northerly direction, a distance of 102 feet to an iron pin at the southwesterly corner of a tract of land conveyed to Mary P. W. Swift by deed of record in Book 5579, Page 623, Register's Office for Davidson County, Tennessee and also being approximately 875 feet± south of the southerly right-of-way line of Ewing Drive; thence with the southerly line of the Mary P. W. Swift property of record in Book 5579, Page 623, Register's Office for Davidson County, Tennessee, north 87°57'18" east 435.32 feet to an iron pin in a fence row which is the westerly line of Claymille Station, Phase Two, of record in Book 6900, Page 626, Register's Office of Davidson County, Tennessee (said iron pin is also just to the north and east of a 2-foot by 4-foot concrete well house located on this 1.004± acre tract); thence with the westerly line of Claymille Station, Phase Two, of record in Book 6900, Page 626, Register's Office of Davidson County, Tennessee; and a fence 72.61 feet to an existing iron pin and continues with said line and said fence south 03°59'27" west 27.38 feet to an iron pin set on said fence line and marking the southeasterly corner of said 1.004± tract; thence leaving the westerly line of Claymille Station, Phase Two, and said fence in a westerly direction south 87°57'18" west 447.10 feet to the point of beginning and containing 1.004± acres (43,738 square feet).

The 7.372± acre tract, begins at an existing iron pin on the easterly margin of Knight Drive at

the northwesterly corner of a tract of land conveyed to Valere Potter Menefee, by deed of record in Book 3506, Page 209, Register's Office for Davidson County, Tennessee; thence with the easterly right-of-way line of Knight Drive and a curve to the right with a radius of 707.6 feet, a distance of 159.4 feet to an iron pin on said margin; thence continuing with the easterly margin of Knight Drive north 26°35'41" east 362.58 feet to an iron pin in said margin; thence with a curve to the left with a radius of 664.01 feet, a distance of 159.73 feet to an iron pin at the southwesterly corner of the 1.004± acre tract; thence leaving the right-of-way line of Knight Drive north 87°57'18" east 447.10 feet to an iron pin at the southeast corner of said 1.004± acre tract, marked by an iron pin set in a fence row, the dividing line between the subject property and Claymille Station, Phase Two, as of record in Book 6900, Page 626, Register's Office of Davidson County, Tennessee; thence with the westerly line of Claymille Station and said fence row south 04°06'36" west 563 feet to an existing iron pin at a fence corner; thence with the northerly line of the property conveyed to Valere Potter Menefee of record in Book 3506, Page 209, Register's Office for Davidson County, Tennessee and with a fence south 85°14'37" west 675.69 feet to the point of beginning and containing 7.372± acres (321,142 square feet); and, Being real property conveyed, with the reservation of a life estate (which terminated with the death of the life tenant in 1976) to William T. Gray, by warranty deed from his mother, Mary M. Gray, as of record in Book 3029, Page 269, R.O.D.C.; the said William T. Gray having died, intestate, in 1969, survived by two sons: Roger T. Gray, unmarried, & Roland W. Gray (whose spouse is Diane Gray), and by wife Margaret Gray (who remarried, becoming Margaret Gray Montrones, and subsequently died intestate, in 1992). [Note! because William T. Gray died prior to 1977 when Tennessee's revision of its "Law of Intestate Succession" became effective, the life interest Margaret Gray acquired upon the death of William T. Gray, terminated on her death.

The survey, heretofore referred to, shows that the total area (including both tracts) is 8.376 acres ± (364,880 square feet ±; and "Notes" that: (1) "north was based on a previous survey by Bruce Rainey & Associates" known as Job No. 86178; and, (2) it involves parcels 120 and 121 on Property Map 59; and, (3) "according to F.I.R.M. Map #470040 0156B, dated 6-15-82, said property does not lie in a flood hazard area".

This is unimproved property located on the East side of Knight Drive, in Nashville, Davidson Co. Tn.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantee, as Trustee with full power to encumber, mortgage, sell, transfer & convey, any part or all of the same without the joinder of any beneficiary, its successors & assigns, forever; and we covenant that we are lawfully seized and possessed of said real estate, in fee simple, that we have good right to convey it and that the same is unencumbered, except for current taxes (which are not yet due or payable), applicable subdivision restrictions, zoning rules, regulations, & ordinances (if any there be), such matters as a comprehensive survey & physical inspection of the premises might disclose; and to any matters of record and any matters mentioned herein.

Grantors further covenant and bind themselves, successors, and assigns, to warrant and forever defend the title to the said real estate to said Grantee, successors, and assigns, against the lawful claims of all persons, whomsoever; however, since as far as Grantors are aware, no EPA-type inspection or study has been done or made by anyone, Grantors disclaim to the maximum extent permitted under applicable law, any & all warranty and any & all liability related to any EPA problems with respect to the premises (this is not intended to insulate Grantors from liability for failure to disclose to Grantee an EPA problem if Grantors knew of its existance prior to closing

Diane Gray, spouse of Roland W. Gray joins, in the execution hereof for the purpose of waiving homestead and any & all other marital right she might otherwise claim, in or to the premises.

Diane Gray

Roland W. Gray

Roger T. Gray, Unmarried

State of Tennessee
County of Davidson

Before me, the undersigned, a Tennessee "Notary Public At Large", personally appeared the within, named Roland W. Gray & wife Diane Gray and Roger T. Gray, Unmarried, to me personally know, and subscribed the foregoing Warranty Deed; and did, under oath acknowledge that they had executed the same, for the purposes therein contained.

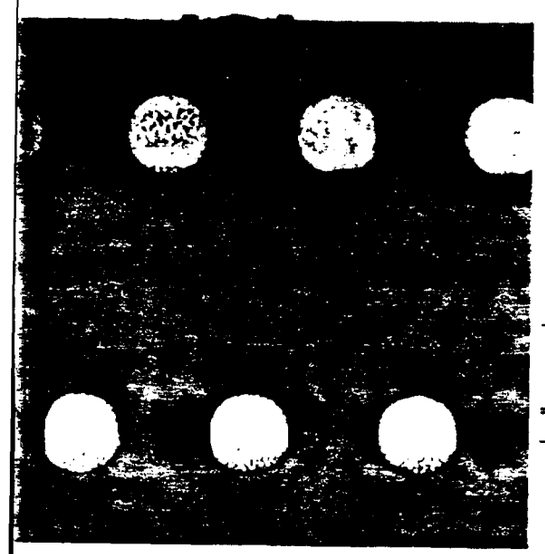
Witness my hand in Davidson County, Tennessee on 7-25-95.

Notary Public

My Commission Expires: 5-24-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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



RECEIVED OF _____

FOR _____

BOOK 9740 PG 101

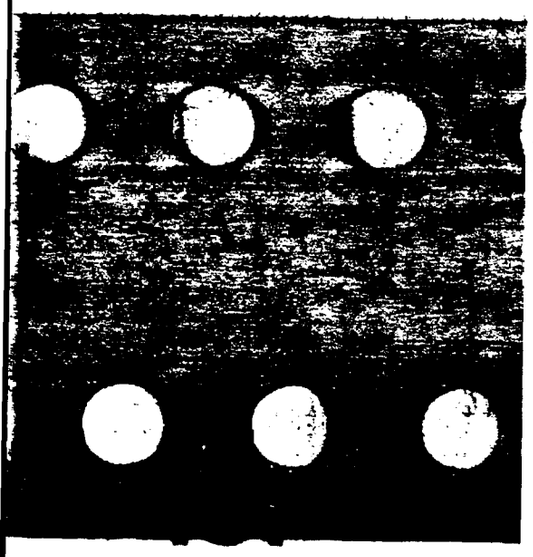
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 83761.86
CON TX 309.92
PRFEE 1.00
WDEED 8.00
TOTAL 318.92
CHECK 318.92

07/26/95 01 09:13 0001 4594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0082188
IDENTIF. & REFERENCE

95 JUL 26 AM 9:12

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

No. 933661