Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
T. Michael Harris and Rick D. West, a Joint Venture 2108 Shannon Drive Murfreesboro, TN 37129	118-16-62	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Dozier Equipment Company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to T. Michael Harris and Rich D. West, a Joint Venture (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plat of Sidco Section Three of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee, as amended in Book 4610, page 176, said Register's Office, and further amended in Book 4168, page 534, said Register's Office. (Tracts I and II)

3. Restrictions as contained in Book 2708, page 87, as amended in Book 2741, page 553, Book 3029, page 174, Book 3221, page 12, Book 3789, page 843, and Book 3244, page 714, Register's Office for Davidson County, Tennessee.

4. Rights reserved in Quitclaim Deed of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

5. Easements for use of sewage facilities as set forth in deed of record in Book 2707, page 619, Register's Office for Davidson County, Tennessee, which easement and right-of-way were subsequently conveyed to the City of Nashville, Public Works Department in Book 3434, page 714, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $594,550.00.

T. Michael Harris
Affiant

Subscribed and sworn to before me this 11th day of August, 1995.

Douglas E. Travis
Notary Public
My Commission Expires: 11/22/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

245235.1 LLANE
026440-000 8/11/95

6. Easement(s) for water main to City of Nashville, as set forth in instrument of record in Book 2703, page 402, and Book 2244, page 611, Register's Office for Davidson County, Tennessee.

This is improved property, located at 2933 Armory Drive, Nashville, Davidson County, Tennessee 37204.

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11th day of August, 1995.

DOZIER EQUIPMENT COMPANY,
a Tennessee corporation

By: _____

Title: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Douglas C. Franck, Notary Public, Randolph S. Dozier, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Dozier Equipment Company, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 11th day of August, 1995.

Douglas C. Franck
Notary Public

My Commission Expires: 11/22/97

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 164, on the Plan of Sidco, Section Three, as shown on plat of record in Plat Book 2663, page 41, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dozier Equipment Company, by deed of record in Book 4464, page 396, re-recorded in Book 4624, page 641, Register's Office for Davidson County, Tennessee.

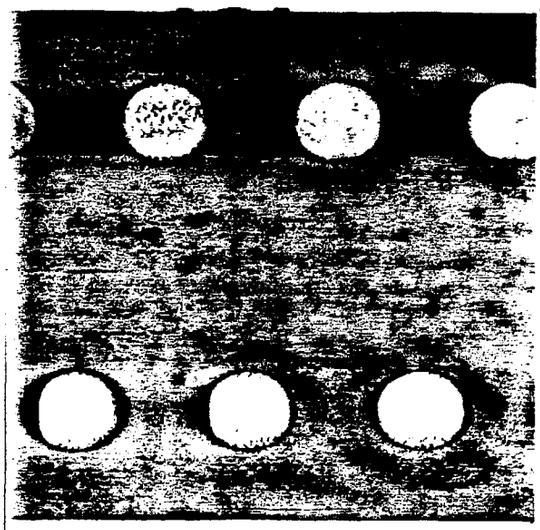
TRACT II:

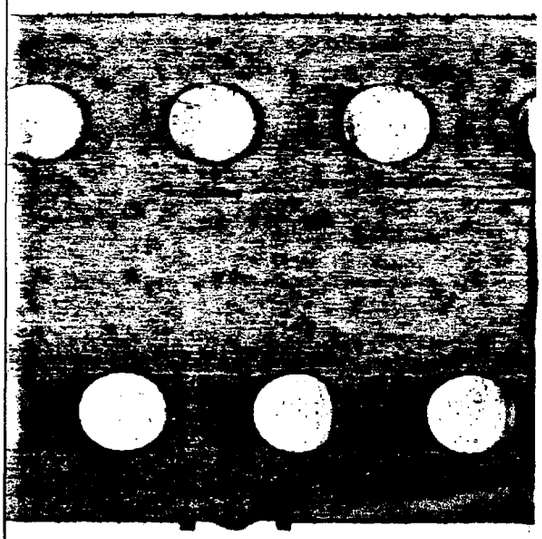
Land in Davidson County, Tennessee, being Lot No. 165, on the Plan of Sidco, Section Three, as shown on plat of record in Plat Book 2663, page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dozier Equipment Company, by deed of record in Book 3920, page 233, Register's Office for Davidson County, Tennessee.

Dozier Equipment Company, Inc. and Dozier Equipment Company are one and the same entity, the latter being the correct corporate name.

00088663
IDENTIF. & REFERENCE
95 AUG 11 AM 11:37
REGISTER
DAVIDSON COUNTY, TN.
1577 08/11 0101 03CHECK 2212.84





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

RECEIVED OF _____

FOR _____

BOOK 9760 PG 277

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 594550.00
CON TX 2199.84
PRFEE 1.00
WDEED 12.00
TOTAL 2212.84
CHECK 2212.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/11/95 01 11:39 0001 1577

0088663
IDENTIF. ^ REFERENCE

95 AUG 11 AM 11:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 940575